





77 CHURCH ROAD

EPSOM, KT17 4DN

**A Character Semi Detached House
Close To Town
Immediate Vacant Possession**

**Three Bedrooms • Two Reception Rooms
Modern Fitted Kitchen • Modern Bathroom
Gas Central Heating to Radiators
Enclosed South East Facing Garden**

SITUATED within a few minutes' walk of Epsom Town Centre, including The Ashley Shopping Centre, Epsom offers an extensive selection of shops, bars and restaurants together with mainline station providing regular services to Waterloo, Victoria and London Bridge. A character semi detached house having exposed mellow brick elevations with highlighted stringing courses and attractive bay window to the front under a slate roof. The property has been modernised and offers 3 bedrooms, 2 reception rooms, modern fitted kitchen and modern white bathroom suite. In addition the house benefits from gas central heating to radiators and outside a south east facing garden.



GROUND FLOOR

ENTRANCE HALL

Part glazed front door, heating thermostat control, stairs to first floor, panel door to:

SITTING ROOM 12'4" × 11'3" (3.76m × 3.43m)
into bay window, 2 double radiators.

DINING ROOM 10'11" × 11'3" (3.33m × 3.43m)
double radiator, built in double storage cupboard & drawers, display shelves above, under stairs storage cupboard with electric meter & consumer unit.

MODERN FITTED KITCHEN 9'1" × 7'2" (2.77m × 2.18m)
fitted with a range of cream fronted shaker style wall and floor units having stainless steel bar handles and contrasting work surfaces, inset single drainer stainless steel sink unit, mixer tap, built in stainless steel oven, inset 4 ring ceramic hob, stainless steel extractor above, freestanding Hotpoint fridge/freezer, Bush dishwasher & Hotpoint washing machine, wall mounted Potterton gas fired boiler for central heating and domestic hot water, part tiled walls, ceramic tiled floor, smoke detector, recessed ceiling lights, half glazed door to garden, door to:

BATHROOM

white suite comprising panelled enclosed bath, mixer tap and shower attachment, part tiled walls, wash hand basin, tiled splash back, fitted mirror, shaver point, radiator, low level W.C., ceramic tiled floor, recessed ceiling lights, extractor fan, two windows,

FIRST FLOOR

FIRST FLOOR LANDING

access to loft, door to:

BEDROOM 1 11'4" × 11' (3.45m × 3.35m)
front aspect, double radiator, sash window, cast iron fireplace.

BEDROOM 2 10'11" × 6'7" (3.33m × 2m)
double radiator, sash window, built in storage cupboard.

BEDROOM 3 15'2" × 7'3" (4.62m × 2.21m)
double radiator, rear aspect.

OUTSIDE

FRONT GARDEN

Enclosed by a picket fence, with paved footpath and pedestrian side gate providing access to the garden.

REAR GARDEN

The rear garden extends to approx 36ft in depth with hardsurfaced footpath, paved patio, raised flower beds, partly enclosed by 1.8m high panel fencing and enjoying a south east facing aspect.



Ground Floor

Approx. 405.0 sq. feet



First Floor

Approx. 367.6 sq. feet



Total area: approx. 772.7 sq. feet

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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Energy Performance Certificate

Energy Rating
D

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		



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