



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**THOMAS
& MAY**

East Street, Epsom, KT17 1BD

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19 East Street, Epsom, KT17 1BD

Asking Price: £350,000 Freehold

Thomas & May is delighted to offer to the market this Grade II listed 2/3 bedroom semi detached cottage located within 5 minutes of Epsom Town centre with all the excellent train links to London, shops and local amenities. Accommodation comprises two first floor bedrooms, two reception rooms of which one is currently used as a bedroom, fitted kitchen, bathroom, rear garden and an internal courtyard. Viewing is essential to fully appreciate the flexible living space of this property. No onward chain.



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SIDE ENTRANCE

Wooden front door leading to entrance hall which has window overlooking internal courtyard, door with stain glass insert opening onto courtyard, storage cupboard housing Worcester boiler, tiled floor, doors to:

RECEPTION ROOM

3.43m (11' 3") x 2.97m (9' 9")

Sash window overlooking courtyard, coved ceiling, power points, telephone point, wood effect flooring, radiator door to.

RECEPTION ROOM / BEDROOM

3.58m (11' 9") x 3.35m (11' 0")

Front aspect sash window, wooden door with frosted glazed insert leading to front, continuation of wood effect flooring, radiator, power points, coved ceiling.

KITCHEN

3.20m (10' 6") x 2.06m (6' 9")

Arch from entrance hall, side aspect window, window overlooking courtyard, sky light, range of base units, roll edge worktop with inset stainless steel sink with drainer and mixer tap, space for oven, space and plumbing for washing machine, space for fridge freezer, tiled floor, tiled walls, power points, fuse board, door to:

BATHROOM

Side aspect window, sky light, three piece suite comprising low level wc, pedestal basin, panel enclosed corner bath with electric shower over, tiled walls, tiled floor, extractor fan.

FIRST FLOOR

Turning staircase leading to first floor landing which has hatch giving loft access and doors to:

BEDROOM

3.58m (11' 9") x 3.35m (11' 0")

Front aspect sash window, radiator, coved ceiling, power points, wood effect flooring.

BEDROOM

3.05m (10' 0") x 2.59m (8' 6")

Rear aspect sash window, continuation of wood effect flooring, radiator, power points.

OUTSIDE

COURTYARD

Paved flooring accessed through entrance hall.

REAR GARDEN

Wall and fence enclosed, outside tap.