



ADELPHI ROAD EPSOM KT17 1JB

MICHAEL EVERETT & Co

... A Moving Experience

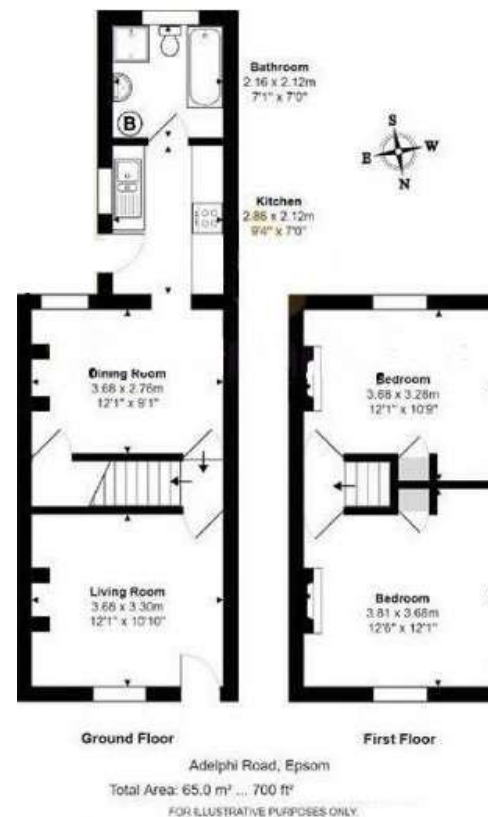
A well presented two double bedroom Victorian mid terrace cottage recently updated in this town centre cul-de-sac location. With well maintained private rear garden, the property is offered to the market with no onward chain.

Pathway leads to front door. Sitting Room: coved cornice to ceiling, fireplace alcove with tiled hearth, polished wood flooring, door to Dining Room: coved cornice to ceiling, deep understairs storage cupboard, polished wood flooring. Kitchen: comprehensive range of eye level units with cupboards and drawers below, gas cooker point, single stainless steel sink unit with mixer taps and drainer, space for fridge/freezer and microwave, polished woodblock work surfaces. Bathroom: panel enclosed bath, shower cubicle, pedestal wash hand basin, low level w.c., plumbing for washing machine, wall mounted boiler, walls part tiled with matching border, ceramic tiled floor.

Staircase leads to First Floor Landing: access to loft. Bedroom One: polished wood flooring, Victorian style fireplace, coved cornice to ceiling, cupboard. Bedroom Two: window overlooking rear garden, polished wood flooring.

Outside: Rear Garden: shingle patio, steps up to lawned area, garden shed, herbaceous borders. To the front: small shingle garden.

EPC=D
Council Tax Band: C



Asking Price **£435,000 Freehold**



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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.