



3 Carters Road, Epsom, Surrey, KT17 4NE

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3

Carters Road
Epsom
Surrey KT17 4NE

£495,000

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Description

No Onward Chain. A beautifully presented, two double bedroom, two reception room, end of terrace cottage. located in a desirable private road with double garage and parking. EPC Rating D, Council Tax Band D.

Accommodation

Entrance porch leading to hallway with storage cupboard. The 16' lounge with fireplace is situated to the front of the property and leads to the open plan kitchen/dining room. The well designed kitchen giving optimum storage has recently been re-fitted and has integral double oven, hob, fridge/freezer, extractor hood as well as breakfast bar. The dining area has been well planned to give plenty of bespoke storage units. Double doors lead to the patio garden with home office, with gate to side access. Upstairs there are two double bedrooms both with fitted units and wardrobes. Loft access via an electric ladder is boarded for easy access and storage. The recently luxury fitted bathroom has a natural stone bath tub as well as separate shower cubicle. Downstairs there is embossed oak effect Amtico parquet flooring and carpeted upstairs. To the front of the property on the opposite side of road is a double garage with parking for two cars. The property has gas central heating and double glazing.

Location

Carters Road is a quiet private cul-de-sac close to Epsom town centre with on array of shops, restaurants and bars, as well as well as the regular markets at the weekends in the market square. Close to three stations - Epsom, Tattenham Corner and Epsom Downs. The green spaces of Epsom Downs with access to open fields are a short walk away and accessed by a footpath just over the road. Perfect for dog walking and visiting the Epsom Races throughout the summer months.



Carters Road, KT17

Approximate gross internal area
 104.70 sq m / 1127 sq ft
 (Including Garage)
 Approximate Garage area
 33.82 sq m / 364 sq ft



Ground Floor

Ground Floor

First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 82 |
| (56-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| <small>www.epcau.com</small> | | | |

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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