



56a South Street, Epsom, Surrey, KT18 7PQ

Price Guide £465,000

- Two double bedrooms
- Downstairs cloakroom
- No onward chain
- En-suite to master and further bathroom
- EPC D

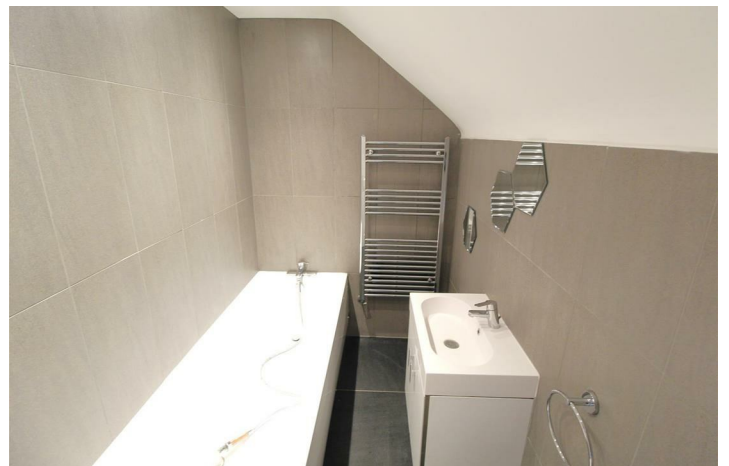
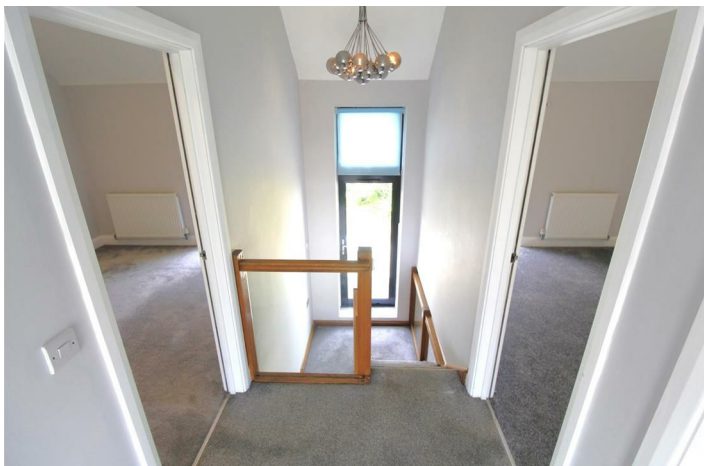
# 56a South Street, Epsom KT18 7PQ

Ultra modern two double bedroom contemporary semi detached house offers great space, vast light via floor to ceiling windows and doors.

Built in 2018 with renewable energy, stylish staircase, two bathrooms, cloakroom, lounge, separate kitchen/dining room, parking space and private rear garden.



Council Tax Band: D



## INTRODUCTION

Built in 2018 this lovely two double bedroom contemporary semi-detached house is situated in a fantastic location with shops approximately 5 minute walk and Epsom station only 7 minutes walk. Quiet secluded cul de sac that is beautifully tucked away to provide a tranquil setting and so close to shops, parks and amenities.

## FRONT ENTRANCE

Block paved driveway with one allocated space, side access to the sunny courtyard and larger than average double glazed front door with frosted glass with additional full height windows.

## CLOAKROOM

Modern cloakroom with floor to ceiling stone coloured tiles, floating hand basin with chrome mixer taps and low level toilet. Chrome heated towel rail, down lights, extractor fan and charcoal tiled floor.

## BOOT ROOM

Useful area that allows you to be discreet with shoes and coats. Large cupboard housing the Sollis system, isolators and fuse box. Downlight, wood floor and door leading to downstairs cloakroom.

## KITCHEN

Contemporary kitchen with a range of grey gloss cupboards and light beige Corian work top offering ample space to prepare meals. Electric hob, oven, extractor fan and integrated appliances including an undercounter fridge, slimline dishwasher and washing machine. Stainless steel inset sink situated by a double glazed window and two further windows providing an abundance of natural light. Wood floor, down lights, radiator and space for table and chairs.

## LOUNGE

Light and bright lounge with a large double glazed window with fitted blind, wood floor, radiator and downlights.

## STAIRS AND LANDING

Stylish carpeted staircase with solid oak handrail and glass panels leading to the impressive mezzanine landing with vaulted ceiling and frosted glass double height windows. The split level landing offers access to the private courtyard via a large double glazed door and further doors leading to the bedrooms and bathroom.

## MASTER BEDROOM

Double bedroom with vaulted ceiling, down lights, grey

carpet, radiator and double glazed floor to ceiling window with fitted blinds. White wood door leading to en-suite.

## EN-SUITE

Contemporary en-suite comprising of a corner shower enclosure, hand basin built into vanity unit and low level toilet. Floor to ceiling tiles, down lights, extractor fan, chrome heated towel rail and tiled floor.

## BEDROOM TWO

Similar size to the master bedroom, offering a large double glazed window overlooking the courtyard, grey carpet, radiator, vaulted ceiling with down lights and further ceiling light.

## BATHROOM

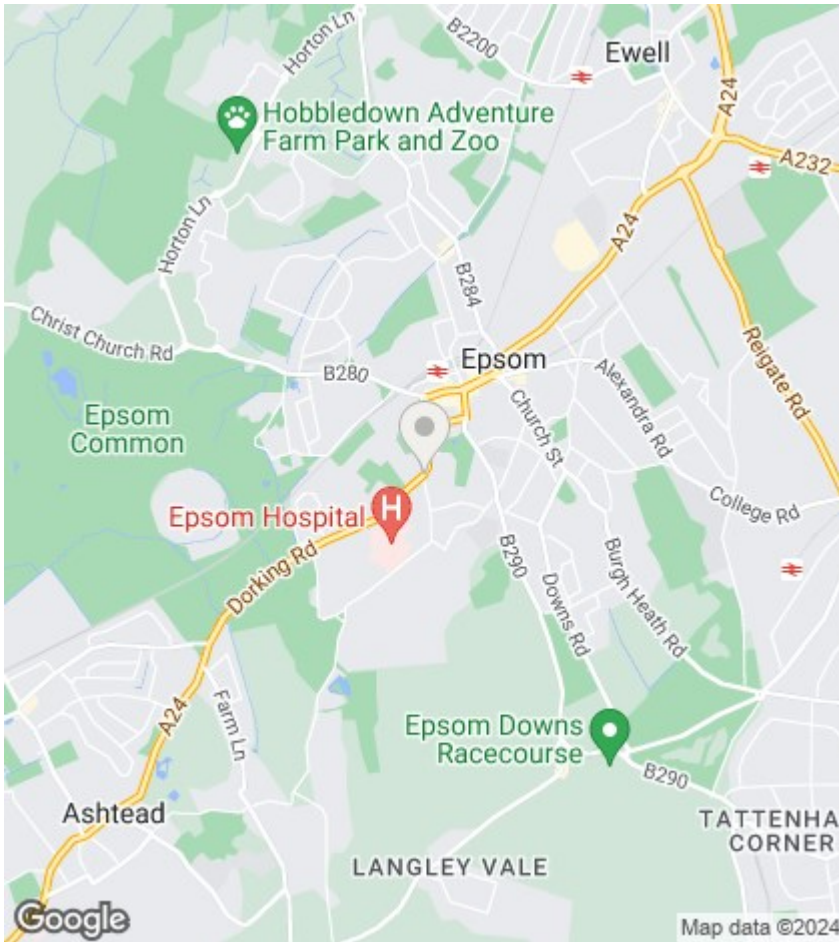
Spacious bathroom with a larger than average bath and chrome mixer taps with hand held shower, hand basin built into a vanity unit and low level toilet. Chrome heated towel rail, floor to ceiling tiles, mirror, down lights, extractor fan and tiled floor.

## COURTYARD

Southerly facing private rear courtyard with outside tap, light, access to the front drive and raised flower bed set behind modern sleepers.

## Parking

One allocated parking space



## Directions

## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

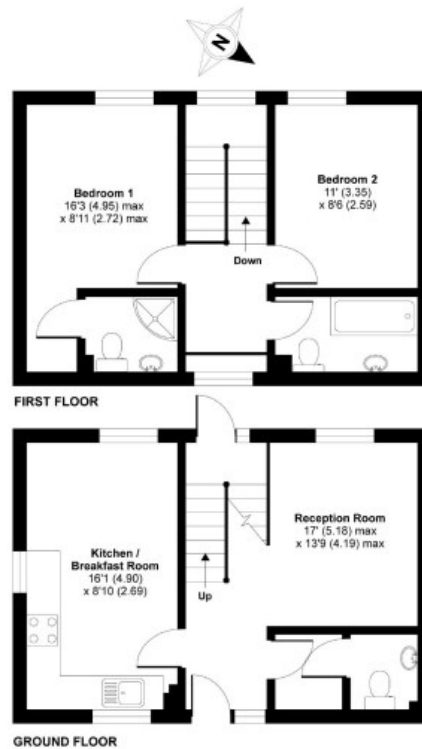
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### South Street, Epsom, KT18

APPROX. GROSS INTERNAL FLOOR AREA 739 SQ FT 68.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.