

# Mark Anthony

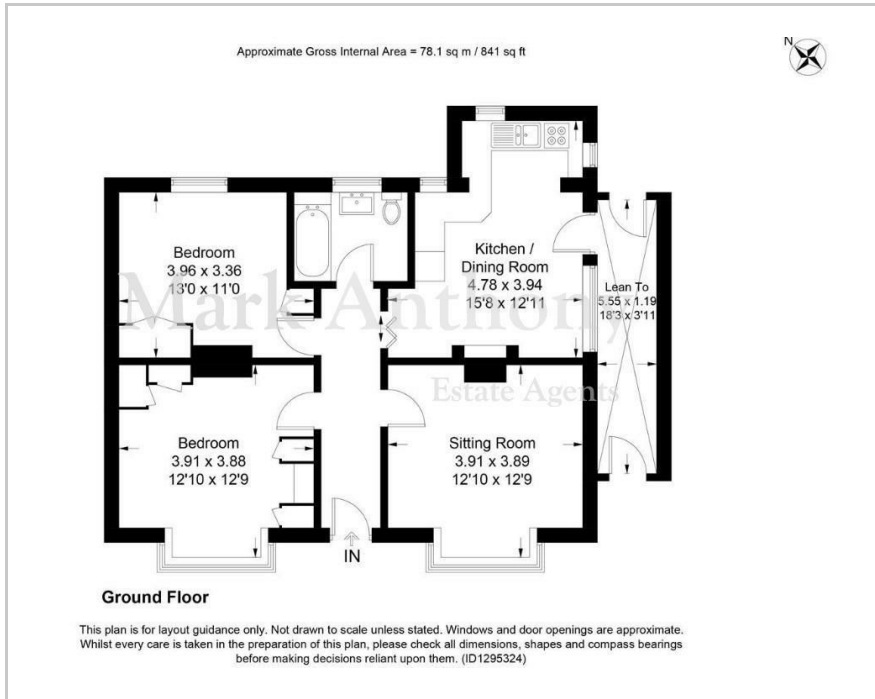
Estate Agents



34 Stones Road, Epsom, KT17 1DG  
£525,000



## Floor Plan



## Area Map



## Accommodation

- Detached bungalow
- Situated within easy reach of Epsom town centre
- Light and airy reception room with deep bay window
- Extended open plan kitchen / dining room
- Two double bedrooms both with built in wardrobes
- Family bathroom
- Delightful rear garden extending to 70ft
- Block paved driveway providing off street parking
- No onward chain
- Epc Rating: tbc

## Viewing

Please contact our Ewell Village Office on 02083937275 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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



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