



Ferriers Way, Epsom

The **PERSONAL** Agent



# £600,000

## Freehold

- 1422 sq ft property
- Semi detached house
- Three/Four bedrooms
- Two/Three reception rooms
- 24'3 x 10' Kitchen/Breakfast room
- Downstairs shower room
- Driveway for ample parking
- No onward chain

The Personal Agent are delighted to offer for sale this 1422 sq ft three/four bedroom semi detached property offered for sale with no onward chain.

The house benefits from a 24'3 x 10' kitchen/breakfast room and a downstairs shower room off reception three/bedroom four.

The property is well placed for local schools, access to the A217 and within walking distance of the shops, restaurants and train station at Tattenham Corner.



The property comprises of a porch leading to a hallway where there is access to two reception rooms and the kitchen/breakfast room. There is additional access to reception three/bedroom four with the benefit of a shower room.

On the first floor there are three bedrooms, two of which are doubles, and a main bathroom.

Outside to the rear there is a patio and lawn area, and a driveway to the front for ample parking.

Tadworth Leisure Centre is just a few minutes walk away and offers an indoor pool, gym, regular classes and creche.

The wide open spaces of Epsom Downs are also nearby and perfect for walking the dog, cycling or letting the kids burn off some steam.

Tenure - Freehold  
Council tax band - E



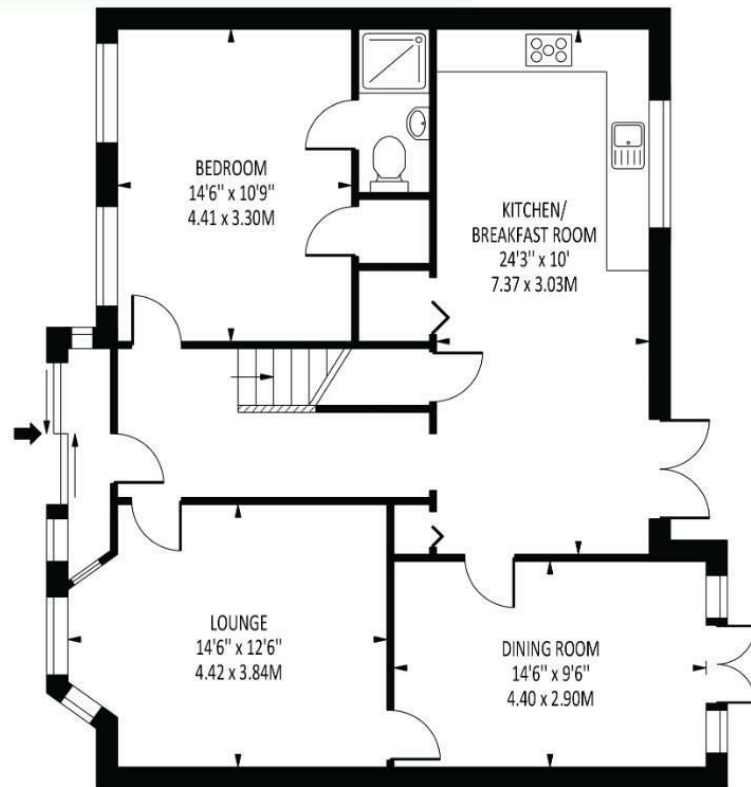




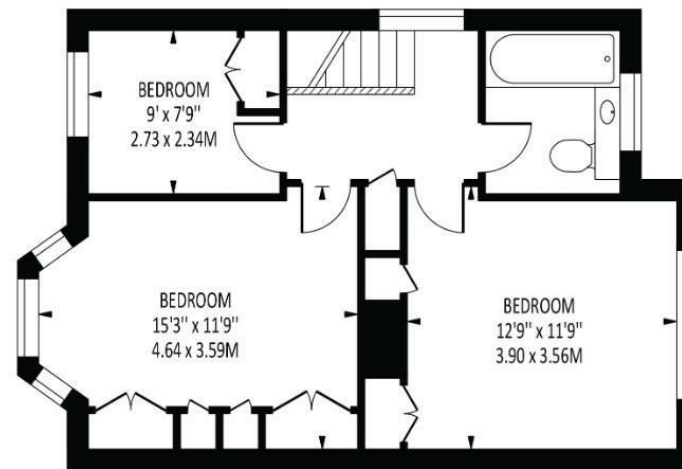
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Total Area: 1422 SQ FT • 132.10 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>71</b>
England & Wales		EU Directive 2002/91/EC

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



