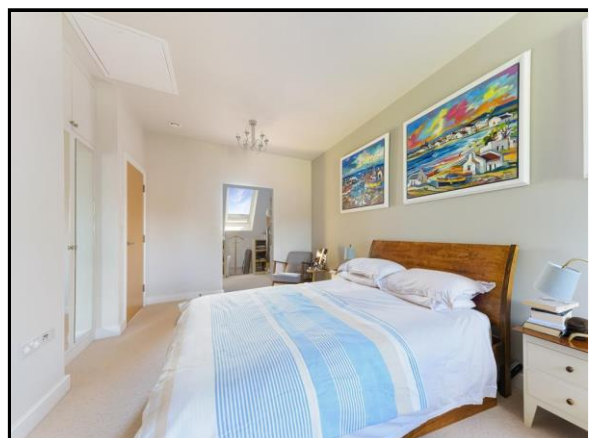
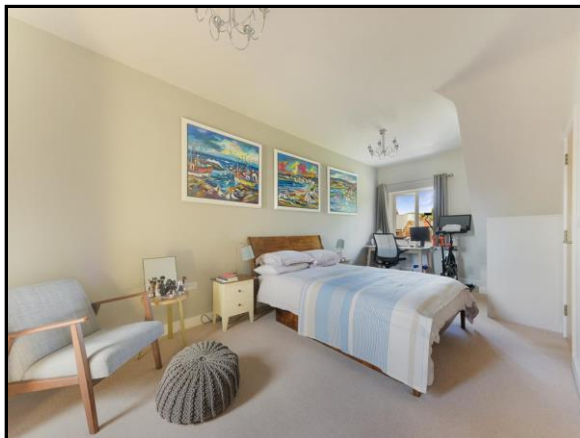




Glanville Way, Epsom KT19 8HT

Asking Price: £645,000 Freehold

Thomas & May is delighted to bring to the market this well presented four bedroom family home which is located on the sought after Noble Park development. This bright home offers flexible accommodation spread over three floors and provides home office potential with high speed fibre optic internet. The ground floor offers a modern kitchen/dining room, lounge opening onto the rear garden, downstairs cloakroom, three first floor bedrooms and a family bathroom and the second floor offers an impressive principle bedroom suite with walk in wardrobe/dressing area and ensuite shower room. The property benefits from an easy to maintain rear garden and off street parking. Constructed in 2012 under the AIMC4 sustainable homes programme this modern home benefits from energy saving features including a highly energy efficient boiler, an air ventilation system designed to provide a cycle of fresh air and highly insulated walls and floors. Please call 01372 848888 to arrange a viewing.



Glanville Way, Epsom KT19 8HT

ENTRANCE HALL

Front door with glass inserts leading to entrance hall with telephone point, power points, thermostat control for central heating, smoke alarm, doors to:

KITCHEN/DINING ROOM

5.28m (17' 4") x 2.79m (9' 2")

Front aspect double glazed window, space for dining table, range of wall and base units, work top, one and a half bowl stainless steel sink with drainer and mixer tap, integrated Bosch oven, integrated Bosch hob with extractor fan over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, under unit lighting, power points, smoke alarm, tile effect flooring, down lights, power points.

CLOAKROOM

Front aspect double glazed frosted window, two piece suite comprising low level WC, pedestal basin with mixer tap, part tiled walls, tiled floor, down lights, radiator.

LOUNGE

5.23m (17' 2") x 4.72m (15' 6")

Rear aspect double glazed French doors opening onto rear garden, rear aspect double glazed windows, power points, telephone point, TV aerial point, satellite TV point, storage cupboard with power points, control centre for fibre optic broadband.

STAIRS

Turning staircase leading to first floor landing which has power points, smoke alarm, airing cupboard housing pressurised water cylinder, doors to:

BEDROOM

4.57m (15' 0") x 2.95m (9' 8")

Front aspect double glazed window, built-in wardrobe, power points, radiator.

BEDROOM

4.44m (14' 7") x 2.95m (9' 8")

Rear aspect double glazed window, built-in wardrobe, power points, radiator.

BEDROOM

2.67m (8' 9") x 2.18m (7' 2")

Rear aspect double glazed window, radiator, power points, telephone point.

BATHROOM

Front aspect double glazed frosted window, three piece suite comprising low level WC, basin with mixer tap, panel enclosed bath with shower and shower screen, part tiled walls, tiled floor, radiator, down lights.

STAIRS

Stairs leading to second floor landing which has power points, light well, doors to:

PRINCIPLE BEDROOM SUITE

6.30m (20' 8") x 3.91m (12' 10")

BEDROOM

Front aspect double glazed window, built-in wardrobes, power points, telephone point, TV aerial point, radiator, arch to:

DRESSING ROOM

Rear aspect double glazed Velux window with blackout blind, range of built-in drawers and hanging spaces, radiator.

EN-SUITE SHOWER ROOM

Front aspect double glazed Velux window with blackout blind, three piece suite comprising low level WC, basin with mixer tap, shower cubicle, down lights, tiled floor, part tiled walls, radiator.

UTILITY ROOM

2.74m (9' 0") x 2.16m (7' 1")

Rear aspect double glazed Velux window with blackout blind, Potterton boiler, air ventilation system, power points.

OUTSIDE

REAR GARDEN

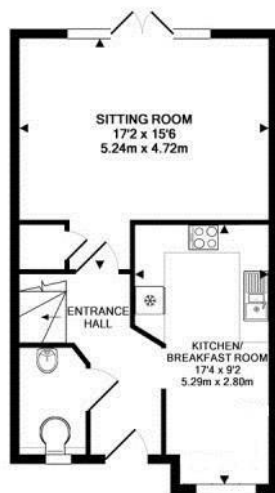
Fence enclosed rear garden laid with artificial grass, timber shed, gate giving rear access, outside tap, Ringo outside light.

FRONT GARDEN

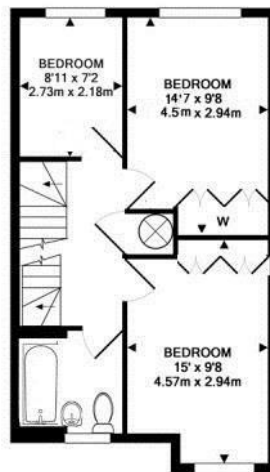
Drive with off street parking, path leading to front door, Ringo light, gas meter, power point.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		95
(81-91) B	87	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		98
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ. FT.
(44.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 473 SQ. FT.
(43.9 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 435 SQ. FT.
(40.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1387 SQ. FT. (128.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Crossroads Residential Limited trading as Thomas & May and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Crossroads Residential Limited trading as Thomas & May or the vendors.

Equipment: Crossroads Residential Limited trading as Thomas & May has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

The Laws of copyright protect this material. The Owner of the copyright is Crossroads Residential Limited trading as Thomas & May. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission