



**37 DEREK AVENUE  
EPSOM  
SURREY  
KT19 9HP  
£575,000**

**SEMI DETACHED FAMILY HOME**

**THREE/FOUR BEDROOMS**

**TWO BATH/SHOWER ROOMS**

**TWO RECEPTION ROOMS**

**16'10 X 8'3 KITCHEN/DINING ROOM**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

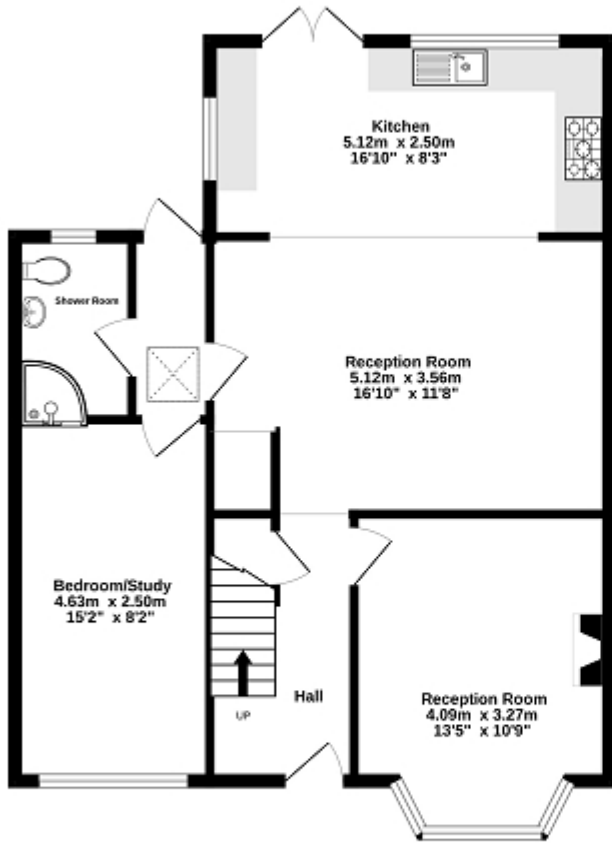
**90' REAR GARDEN**

**OFF STREET PARKING**

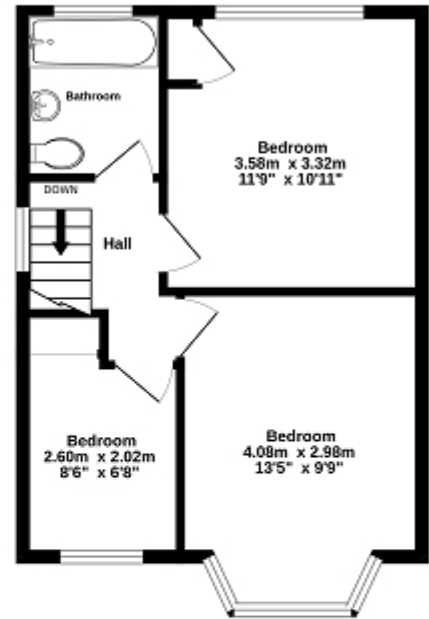
**AN IDEAL FAMILY HOME**



Ground floor  
66.9 sq.m. (720 sq.ft.) approx.



1st floor  
37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA: 103.9 sq.m. (1119 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(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>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.