



**21 COX LANE  
EPSOM  
SURREY  
KT19 9LR  
£300,000  
OFFERS IN EXCESS OF**

**FIRST FLOOR MAISONETTE**

**TWO DOUBLE BEDROOMS**

**16'4 X 12'5 LIVING ROOM**

**10'6 X 9'10 KITCHEN**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

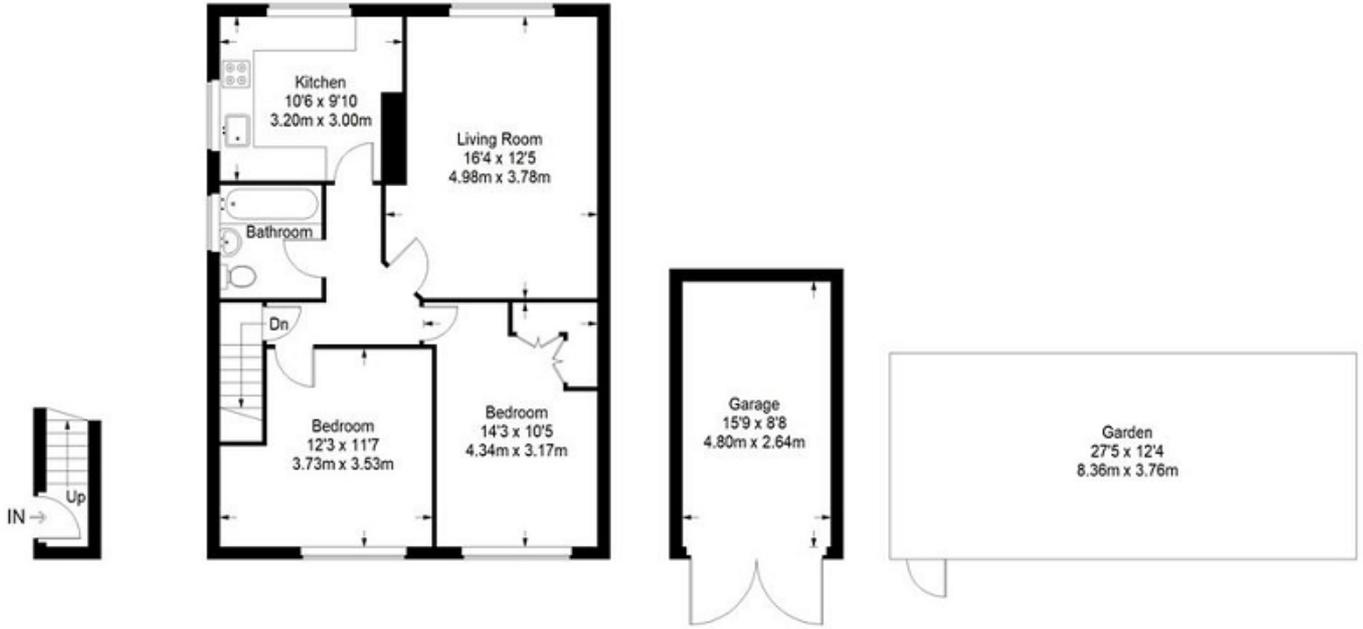
**27'5 X 12'4 REAR GARDEN**

**GARAGE IN BLOCK**

**LEASE IN EXCESS OF 925 YEARS**

**NO FORWARD CHAIN**

# Cox Lane



Ground Floor Entrance = 20 sq ft

First Floor = 702 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR ENTRANCE = 20 sq ft / 1.86 sq m  
 FIRST FLOOR = 702 sq ft / 65.22 sq m  
 GARAGE = 136 sq ft / 12.63 sq m  
 Total = 858 sq ft / 79.71 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(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.