



**50 AMIS AVENUE
WEST EWELL, EPSOM
SURREY
KT19 9HU
£475,000**

SEMI DETACHED BUNGALOW

TWO BEDROOMS

13'3 X 12'3 LIVING ROOM

10'6 X 10'3 (MAX) KITCHEN

WHITE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

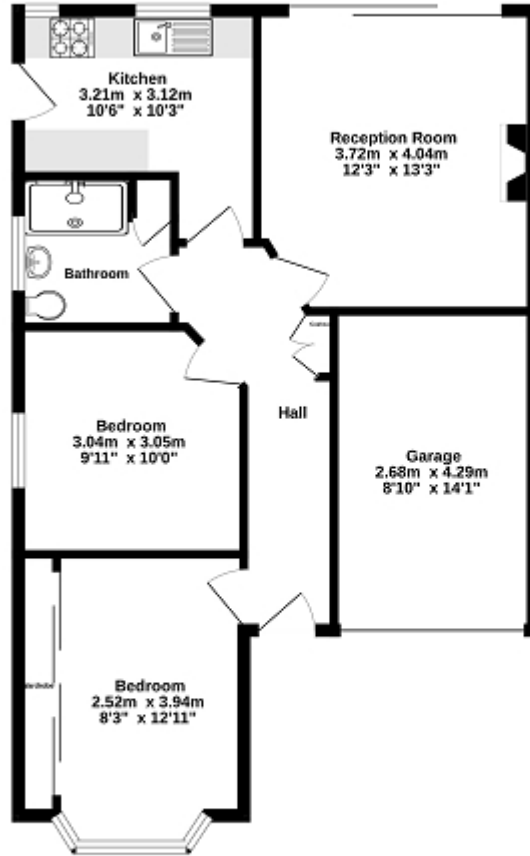
GAS CENTRAL HEATING

GARAGE AND OFF STREET PARKING

UPDATING REQUIRED

NO FORWARD CHAIN

Ground Floor
73.0 sq.m. (786 sq.ft.) approx.



TOTAL FLOOR AREA : 73.0 sq m. (786 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the description 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.
Made with Metaplan 02022



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.