



**23 HARTFORD ROAD  
WEST EWELL, EPSOM  
SURREY  
KT19 9JD  
OFFERS IN EXCESS OF  
£300,000**

**FIRST FLOOR MAISONETTE**

**TWO DOUBLE BEDROOMS**

**16'7 X 12'11 LIVING ROOM**

**10'5 X 9'11 KITCHEN BREAKFAST ROOM**

**SHOWER ROOM**

**DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING**

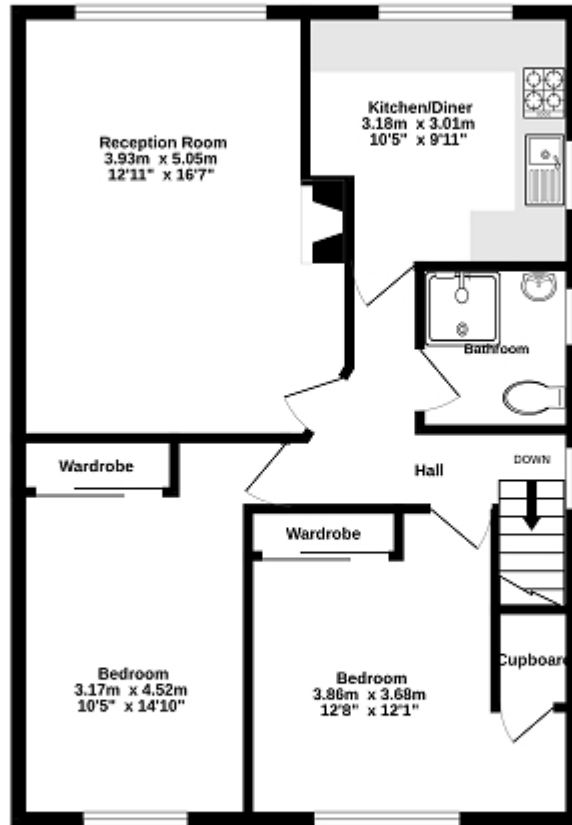
**24' SOUTH EASTERLY GARDEN**

**GARAGE IN BLOCK**

**LEASE IN EXCESS OF 900 YEARS**

**NO FORWARD CHAIN**

1st Floor  
65.0 sq.m. (700 sq.ft.) approx.



TOTAL FLOOR AREA : 65.0 sq m. (700 sq.ft.) approx.  
While 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.  
Made with Metropax 02022



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.