



**18 STANTON CLOSE
EPSOM
SURREY
KT19 9NP
£339,500**

FIRST FLOOR MAISONETTE

THREE BEDROOMS

8'1 X 7'10 KITCHEN

MODERN SHOWER ROOM

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

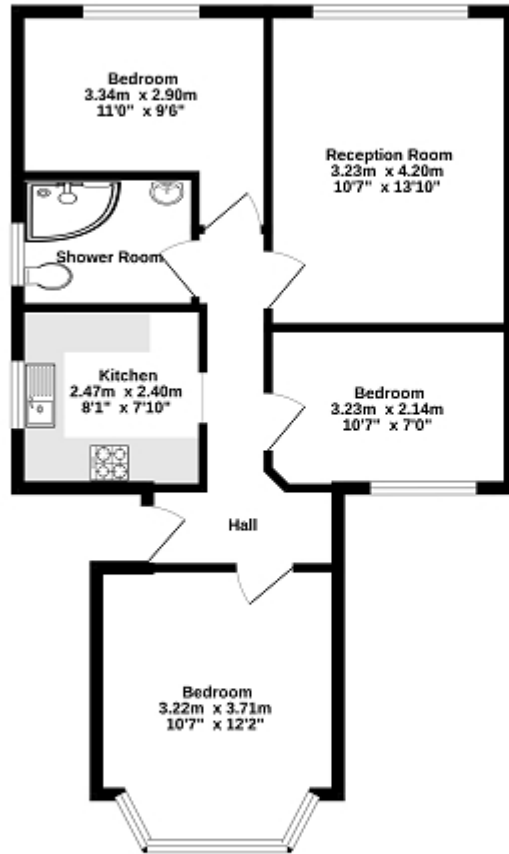
51' SOUTH EASTERLY GARDEN

OFF STREET PARKING FOR TWO CARS

WELL PRESENTED

AN IDEAL FIRST TIME BUY

Ground Floor
55.6 sq.m. (596 sq.ft.) approx.



TOTAL FLOOR AREA: 55.6 sq.m. (596 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 02021



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.