



**23 COX LANE
WEST EWELL, EPSOM
SURREY
KT19 9LR
OFFERS IN EXCESS OF
£325,000**

GROUND FLOOR MAISONETTE

TWO DOUBLE BEDROOMS

16'5 X 12'4 LIVING ROOM

10'6 X 9'10 KITCHEN

MODERN WHITE SHOWER ROOM

GAS CENTRAL HEATING

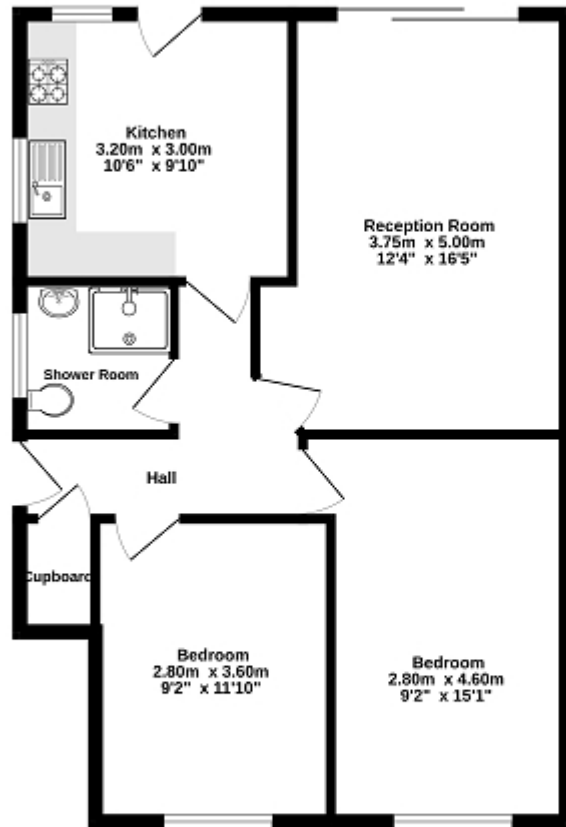
DOUBLE GLAZED WINDOWS

23' X 15' SOUTH WESTERLY FACING GARDEN

GARAGE AND OFF STREET PARKING

AN IDEAL FIRST TIME BUY

Ground Floor
60.5 sq.m. (651 sq.ft.) approx.




TOTAL FLOOR AREA: 60.5 sq m. (651 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 Metaplan 02021



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	78
(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.