

### Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 150 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 150 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

#### Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

#### Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

## 2 Castle Road, Epsom, Surrey

- Three Bedrooms
- Semi-Detached
- Off-Street Parking
- Close to Rosebery School
- Good Size Garden
- Downstairs WC
- Summerhouse

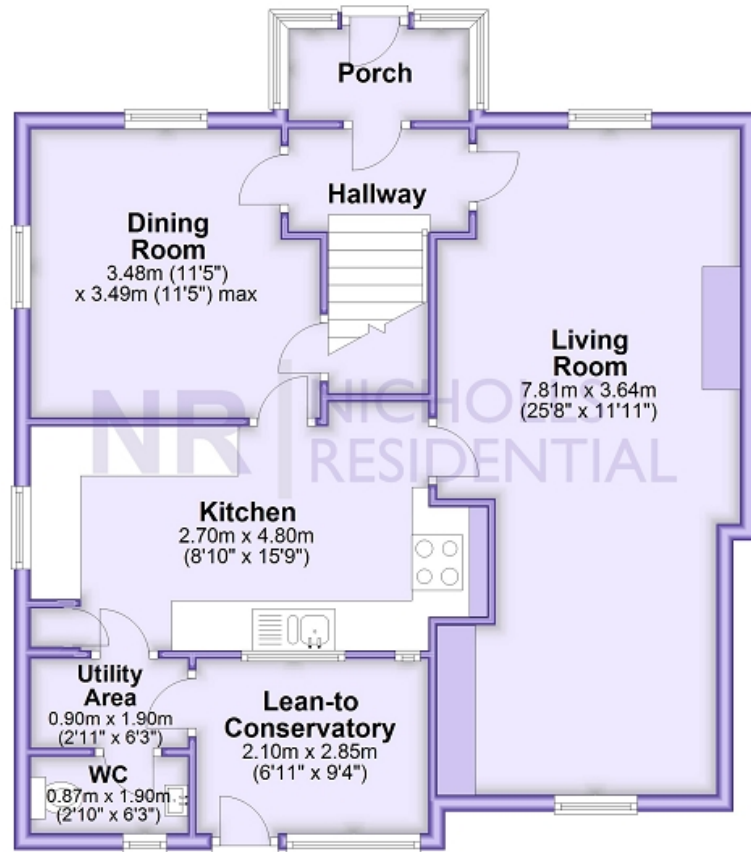
**£575,000 Freehold**





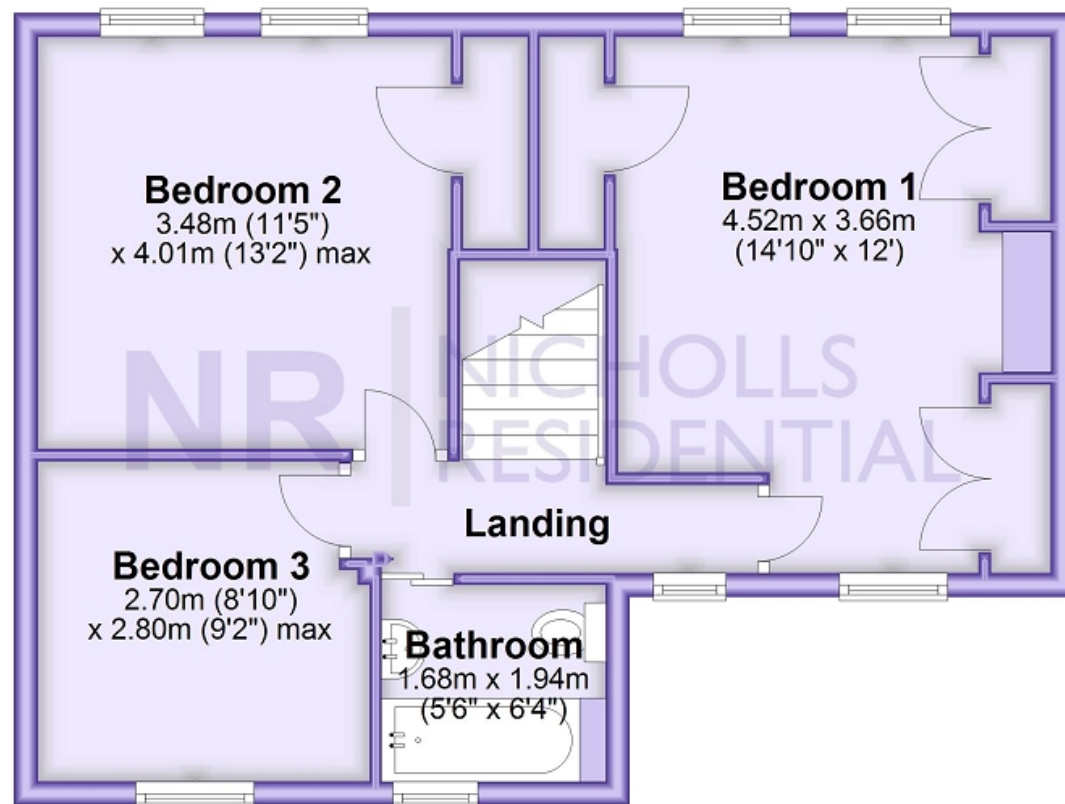
### Ground Floor

Approx. 72.0 sq. metres (775.1 sq. feet)



### First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Nicholls Residential is pleased to bring this family home to the market located within reasonable walking distance to Rosebery School (0.4 miles walk) and Epsom Train Station (1 mile walk). There is off-street parking to the front of the property and the accommodation consists of an entrance porch, a generously sized living room, separate dining room, a great sized kitchen, a utility area, downstairs WC and a lean-to conservatory. Upstairs are three bedrooms and the family bathroom. The good size garden has a summerhouse and offers plenty of space. The house offers versatile accommodation as the dining room could well be used as a bedroom and the living room is large enough to have separate living and dining areas. Although it is clean and tidy throughout, the property could do with modernisation and this is a perfect opportunity for a buyer to really put their own stamp on it. Epsom is a thriving town with plenty going on. It has a train station which goes to several London terminals, lots of bars, restaurants and cafe's, a shopping centre, cinema, leisure centre and a large supermarket. It is close to the M25 and A3 and great for Heathrow and Gatwick airports. This really is a great opportunity to purchase a house close to good schools with great links to London. Book your viewing today!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	63	
(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.

