



15 Galen Close, Epsom, Surrey. KT19 £535,000

Nicholls Residential are very pleased to offer this stunning two double bedroom house situated within the popular residential development of Manor Park. This property is a short journey either on foot or by use of the local "hopper" bus to the town centre, Epsom train station and is in the catchment to Stamford Green primary school. There is also a children's playground within walking distance, as well as Horton Country Park and David Lloyd on your doorstep for all your leisurely pursuits. The property is presented beautifully thought out with a well-proportioned layout comprises a light and airy good-sized lounge set to the front, kitchen / dining room is fitted with a wide selection of wall and base units with ample worksurfaces above, space and plumbing for appliances leading through to a lovely conservatory/sun room fitted with double doors opening onto the rear garden. To the first floor there are two double bedrooms both with built in wardrobes with the main bedroom benefiting from an ensuite shower room. Completing this floor is the family bathroom fitted with a white 3pc suite and tiled walls. Outside the rear garden is lovely place to sit and relax in without the hard work fitted with a good quality imitation grass, wooden fencing, shrub borders timber shed and a pedestrian gate to the rear. The front is brick block paved offering parking for two cars and added convenience of external power. A viewing is highly recommended to appreciate this property. Call us to arrange your appointment.

Accommodation



Lounge (17' 0" x 11' 5") or (5.19m x 3.49m)



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Kitchen/Dining Room (8' 8" x 14' 8") or (2.65m x 4.48m)



Conservatory/Sun Room (9' 9" x 12' 10") or (2.96m x 3.92m)



Bedroom 1 (12' 2" x 8' 9") or (3.72m x 2.67m)



En Suite (5' 7" x 6' 1") or (1.71m x 1.85m)



Bedroom 2 (11' 5" x 8' 4") or (3.49m x 2.54m)



Bathroom (6' 9" x 5' 11") or (2.05m x 1.81m)



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Floor Plan Disclaimer:-

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.

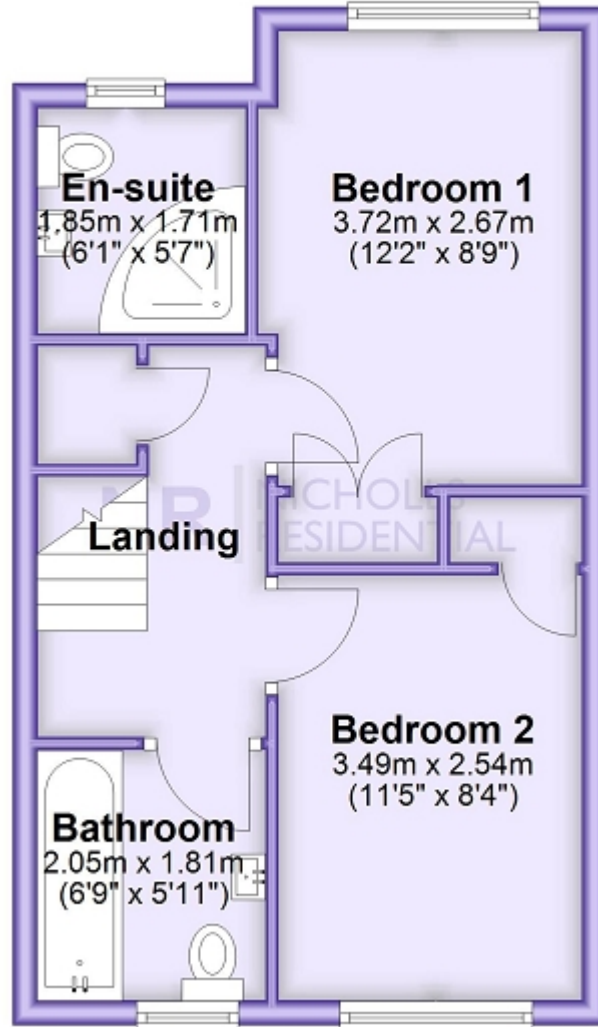
Ground Floor

Approx. 46.3 sq. metres (498.4 sq. feet)




First Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



Energy Efficiency Rating

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

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