

## 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 160 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 160 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.

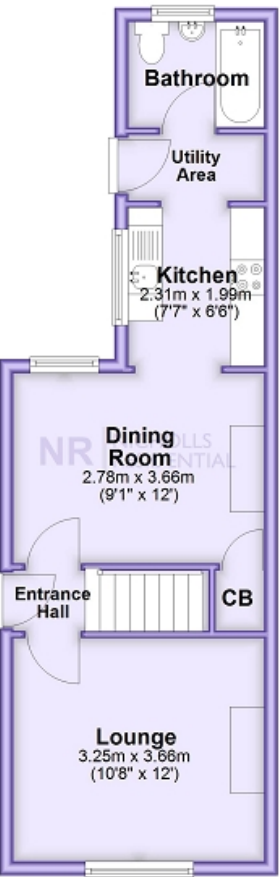
## 26 Pikes Hill, Epsom, Surrey

- Highly desirable 'College Area' of Epsom
- Two Double Bedrooms
- Charming 'Cottage' Home full of character
- Private Rear Garden
- Off-Road Parking
- Two Double Bedrooms
- Two Separate Reception Rooms
- No Onward Chain
- Close to Town Centre and Epsom Station
- Well Fitted Kitchen and Bathroom

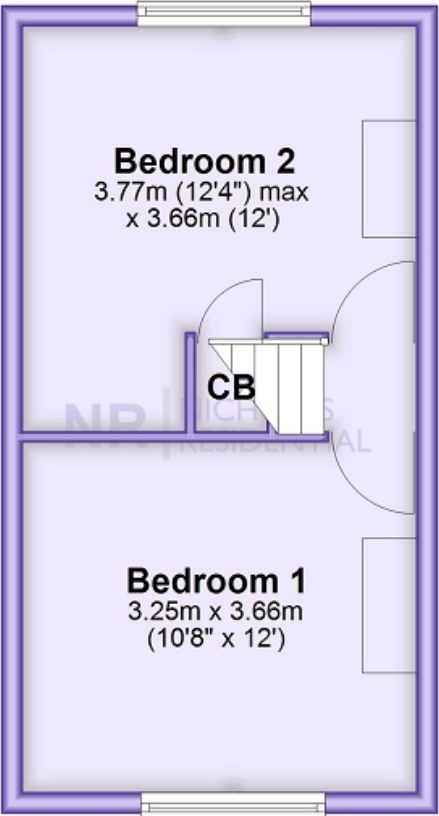
**£499,950 Freehold**



**Ground Floor**  
Approx. 36.2 sq. metres (390.1 sq. feet)



**First Floor**  
Approx. 26.1 sq. metres (280.7 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 are delighted to offer to the market this superb two double bedroom semi detached 'cottage' house with no onward chain. The charming property is full of character and superbly located in the highly sought after and desirable 'College Area' of Epsom with easy access to the town centre, Epsom mainline train station, bus routes and other amenities. The property includes a lounge situated to the front, separate dining room to the rear, a modern kitchen well fitted with ranges of wall and base units, built in oven and gas hob and stainless steel sink unit. In addition there is a separate utility area with space and plumbing for a washing machine. A well fitted bathroom with white 3pc suite and shower over completes the downstairs accommodation. There are two, good size, double bedrooms to the first floor. There is also access to the loft which is boarded and offers good storage space. To the rear there is a paved area outside the kitchen door with the remainder of the garden laid to lawn, to the front there is off road parking. Viewing is highly recommended to fully appreciate the charm, character, condition and location of this lovely home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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.

