

**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.

**3 Stones Road, Epsom, Surrey**

- Character Cottage
- Two Bedrooms
- Good Size Lounge/ Dining Room
- Kitchen/Breakfast Room
- 0.5 Miles from Town Centre
- Off Road Parking
- No Chain

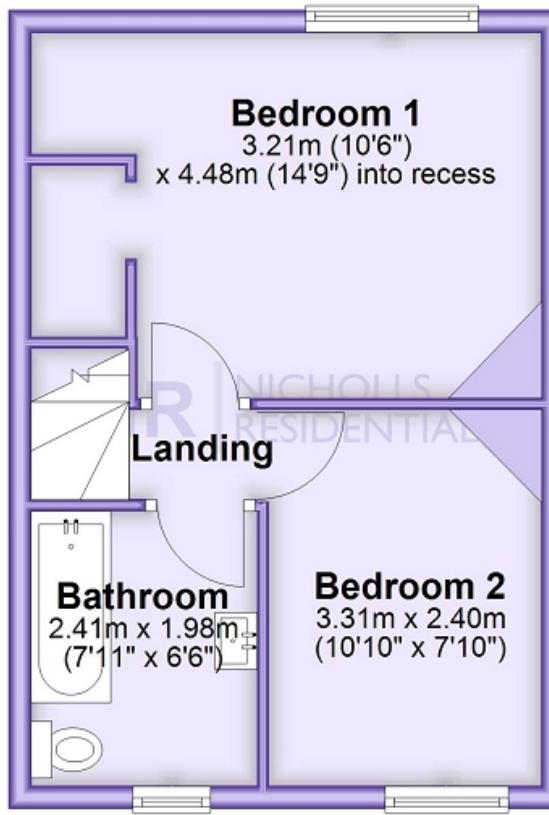
Guide Price  
**£450,000 Freehold**

**Ground Floor**  
Approx. 44.9 sq. metres (483.5 sq. feet)



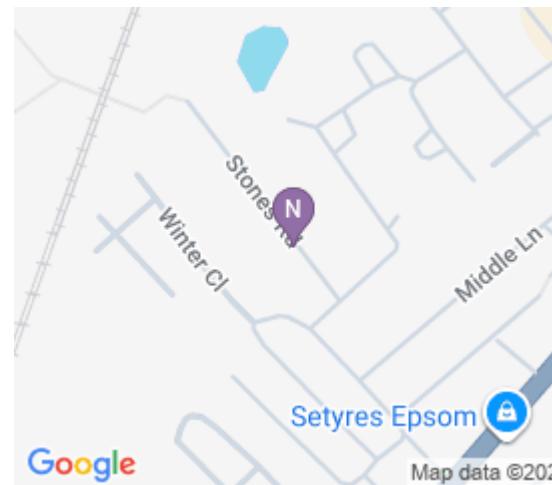
**First Floor**

Approx. 29.7 sq. metres (319.3 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.

Guide Price £450,000 to £460,000 Nicholls Residential are pleased to offer to the market this delightful character cottage with no onward chain. Set in a rarely available prime location, walking distance to Epsom town centre and Epsom Mainline Station which is only 0.5 miles away. Also close proximity to the Leisure Gym Centre, Sainsburys and road links to the M25, A24, A3 and A217 and Bus links. The property comprises of an entrance porch and opens to a good-sized lounge dining room with an open staircase. A large bright and airy kitchen with direct access to the garden. Enough room for a table and fitted with a selection of wall and base units with plenty of work surface space and plumbing for washing machine and dishwasher. To the first floor there are two bright double size bedrooms, one to the front and a bedroom overlooking the rear garden. Completing this floor is a bathroom fitted with a 3pc white suite. Outside the rear garden has a patio with a path leading through a lawn area, shrub borders and two timber sheds set to the rear. The front of the property is paved, offering off street parking. We expect this property to have a high level of interest, to avoid disappointment we recommend you call to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

