



33 Hartford Road, Epsom, KT19 9JD
£350,000

Thomas & May is delighted to offer this spacious purpose built ground floor two bedroom maisonette located on a popular residential road close to local shops, amenities and Horton Country Park. Accommodation comprises of a good sized lounge with French doors opening onto the garden, fitted kitchen with access to the conservatory, two double bedrooms, shower room. The property benefits from a private rear garden and garage en-block. No onward chain.

Entrance

Private front door with frosted glass insert leading to hall which has radiator, storage cupboard, wood flooring, doors leading to:

Lounge 25'2" x 23'3" (7.69 x 7.1)

Rear aspect double glazed French doors opening onto rear garden, feature fireplace, radiator, power points, telephone point, thermostat control for central heating.

Kitchen 10'4" x 10'1" (3.16 x 3.08)

Side aspect double glazed window, range of wall and base units, roll edge work top, stainless steel sink with drainer and mixer tap, integrated oven, integrated hob with extractor fan over, space for under counter fridge & freezer, space and plumbing for washing machine, space and plumbing for dishwasher, cupboard housing boiler, tiled floor, part tiled walls, radiator, power points, double glazed patio doors leading to conservatory.

Conservatory 7'9" x 5'10" (2.37 x 1.79)

Double glazed conservatory overlooking rear garden, wood flooring.

Bedroom 1 14'4" x 8'10" (4.37 x 2.71)

Front aspect double glazed window, built-in wardrobe, radiator, power points.

Bedroom 2 11'10" x 8'10" (3.63 x 2.71)

Front aspect double glazed windows, built-in wardrobes, radiator., power points.

Shower Room

Side aspect double glazed frosted window, three piece suite comprising low level wc, vanity unit with basin and mixer tap, shower cubicle with power shower, chrome heated towel rail, tiled floor, part tiled walls.

Oustide**Front**

Garden laid mainly to lawn with mature shrub borders.

Rear 25'2" x 23'3" (7.69 x 7.1)

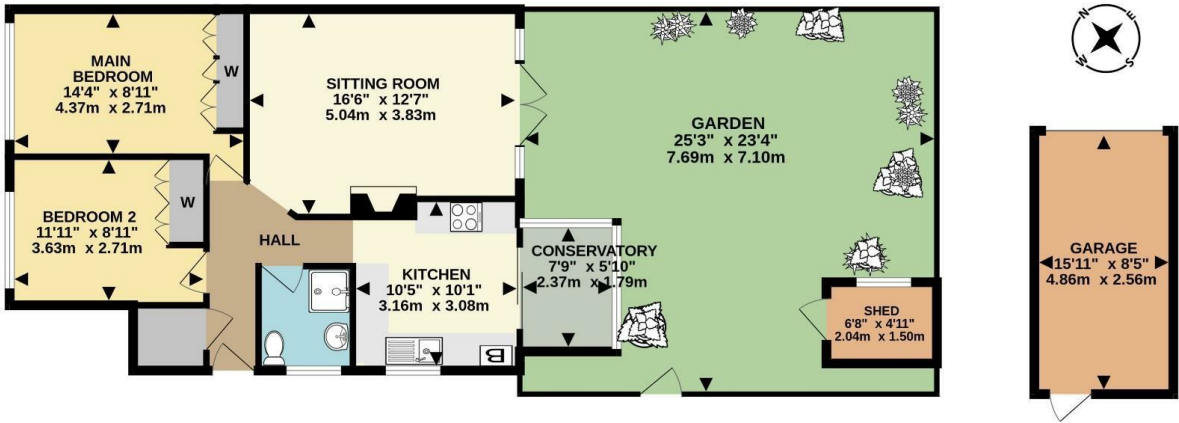
Garden laid mainly to lawn with mature shrub borders, patio, fence enclosed with gate giving side access.

Garage 15'11" x 8'4" (4.86 x 2.56)

Up and over garage door, rear door.

Council Tax Band C

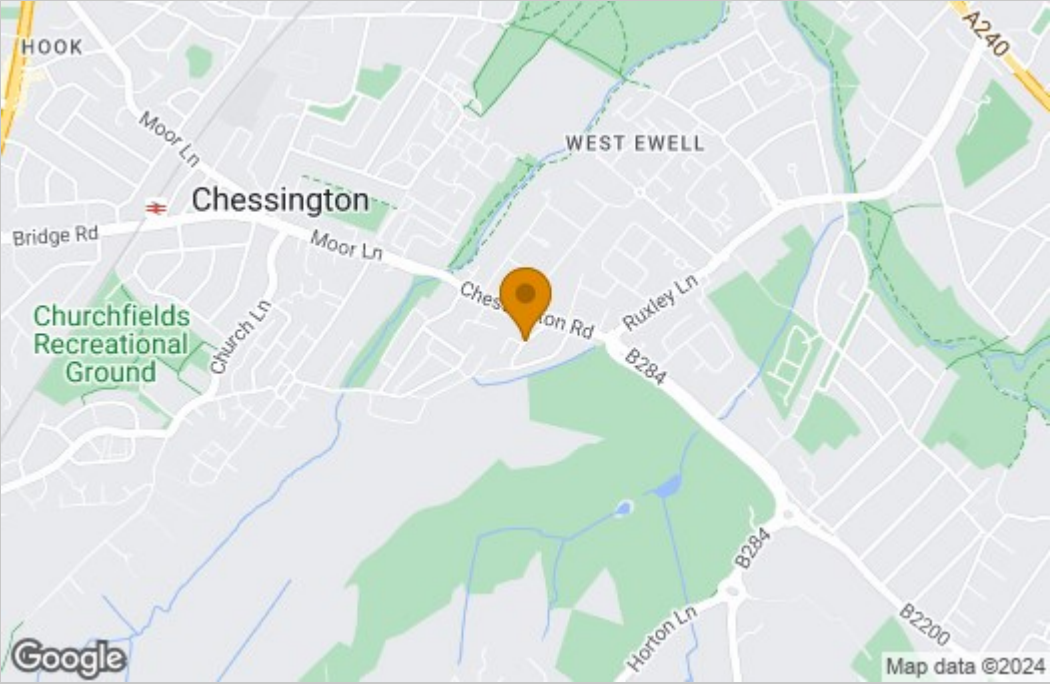
Floor Plan



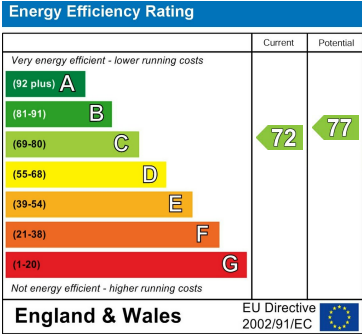
GROUND FLOOR

TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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