



**NO ONWARD CHAIN**

**90' REAR GARDEN (Approx)**

**DETACHED GARAGE**

**OWN DRIVEWAY**

**2 RECEPTIONS**

**IN NEED OF UPDATING**

Christies Residential are pleased to offer for sale this 3 bedroom semi detached house in need of updating. Situated in a sought after road the property benefits from: no onward chain, double glazing, gas central heating, two reception rooms, fitted kitchen, upstairs bathroom & separate WC, off street parking, covered patio, 90' rear garden (approx) with detached garage to rear.

**Riverholme Drive, West Ewell,  
Surrey, KT19 9TG**

**£ 525,000**

## Gas Central Heating Via Radiators

### Covered Porch

### Entrance Hall

Via double glazed front door. Under stairs storage cupboard.

### Lounge

14' 4" X 12' 3" (4.37m X 3.73m)

Double glazed window. Feature stone fireplace.

### Dining Room

11' 8" X 10' 9" (3.56m X 3.28m)

Double glazed patio doors to rear garden.

### Kitchen

11' 9" X 6' 10" (3.58m X 2.08m)

In need of updating. Double glazed window. Fitted wall & base units with stainless steel sink. Gas cooker with extractor over. Freestanding washing machine & fridge/freezer. Larder. Wall mounted 'Potterton' boiler. Double glazed door to rear garden.

### First Floor Landing

Double glazed flank window. Loft access.

### Bedroom 1

14' 2" X 11' 6" (4.32m X 3.51m)

Double glazed window.

### Bedroom 2

11' 4" X 11' 3" (3.45m X 3.43m)

Double glazed window over looking rear garden. Fitted double wardrobe. Airing cupboard housing hot water tank.

### Bedroom 3

10' 6" X 6' 6" (3.20m X 1.98m)

Double glazed bay window.

### Bathroom

In need of updating. Frosted double glazed window. Matching coloured panel enclosed bath with mixer shower over & wash hand basin.

### Separate WC

Frosted double glazed window. Half tiled walls. Low level WC.

## OUTSIDE

### Front Garden

Retaining wall. Flower borders. Side gate to rear garden.

### Own Driveway

With off street parking.

### Covered Patio

### Rear Garden

(90' Approx)

Mainly laid to lawn with mature shrubs & trees. Outside tap. Rear gate to back access.

### Detached Garage

Access via rear access road. Up & over door. (Replaced 2017) Double glazed window & door. (Replaced 2017) Re roofed in 2018.



**Local Authority**  
Epsom & Ewell Borough Council

**Council Tax**  
Tax Band E

**Tenure**  
Freehold



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	88	(92-100) <b>A</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
56			
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b> 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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



#### IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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