



Royal Drive

Epsom - Offers In Excess Of £400,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Royal Drive Epsom

Offers In Excess Of
£400,000

- 2 Bed semi detached Bungalow
- Recently renovated throughout
- Fully fitted modern kitchen
- Newly fitted Shower Room with Toilet and Vanity Units
- Gas Central Heating
- Garage and off street parking
- Overlooking Epsom Downs racecourse home to the world renowned Epsom Derby
- Tattenham Corner Mainline Station to London Bridge and London Victoria
- Tattenham Corner Village.

Johnson's are pleased to offer this recently fully renovated and spacious two bedroom bungalow set in a popular cul-de-sac close to Tattenham Corner and Mainline Station overlooking Epsom Downs racecourse home to the world renowned Epsom Derby. The accommodation comprises a porch, entrance hall, kitchen with all new electric oven and hob, white goods and a built in dishwasher. There is a particularly spacious living room and a useful conservatory as well as a large master bedroom, a further single bedroom and newly fitted shower suite. Outside there is a private garden with a patio area, whilst to the front there is residents parking for several vehicles and a garage en bloc. Further benefits include gas central heating and double glazing.



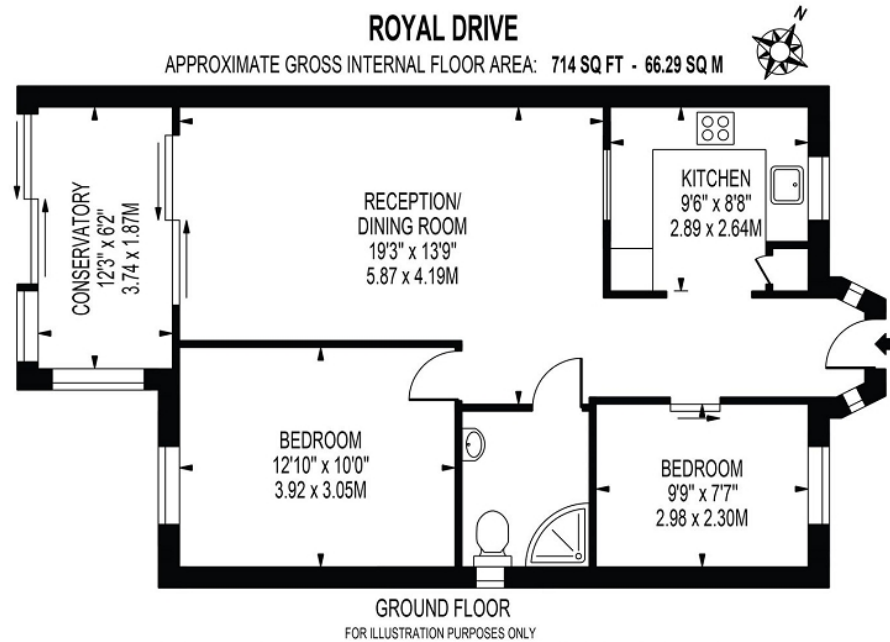
How energy efficient is the property?

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		89	(69-80) C
(55-68) D	72		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAL MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



the local area



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