



Amis Avenue
Epsom - £335,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Amis Avenue Epsom

£335,000

- CHAIN FREE
- Double Reception Room
- Fully Refurbished Kitchen and Bathroom
- Open plan Lounge/ Dinner with a Open Fireplace
- 2 double bedrooms
- Large Private Garden
- Garage with side access to Garden
- Driveway for multiple vehicles
- Cul de Sac Location
- Long lease in excess of 900 years.

Johnson's are pleased to offer to the market this enviable top floor maisonette and is surely to be considered one of the best on the street, offering many benefits simply not found with other maisonettes within the local area. Such as its generously sized garden, complete with greenhouse, summer house, shed and attached driveway for 2 cars, not forgetting to mention a good size single garage with secure access to the garden and a large loft space. Internally the property is well presented and has benefited from tasteful redecoration throughout, improving the property significantly since the initial purchase of the property through Johnson's 5 years ago.

Comprising of two double bedrooms, the front bedroom (Master) benefits from newly fitted wardrobes and has an attractive bay window, making this a nice light and airy space, additionally a second double bedroom at the rear of the property overlooking garden views.

The main reception room is a large double reception room with a real wood open fireplace with a raised hearth, oak wood flooring and also offering ample



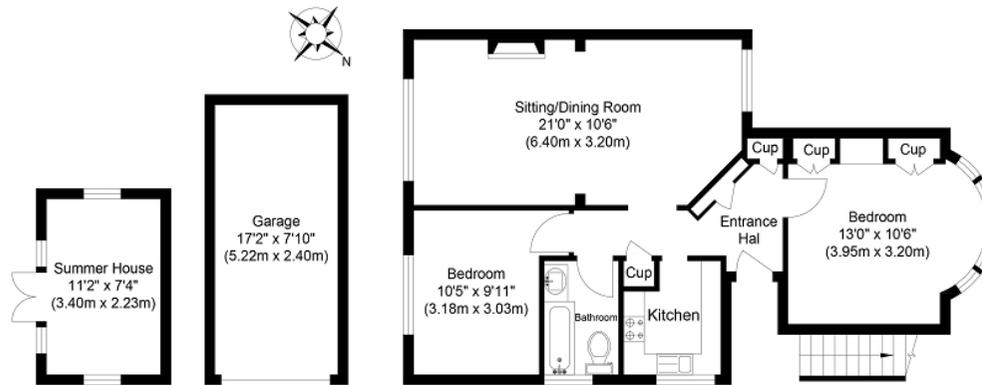
How energy efficient is the property?

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			(69-80) C
(55-68) D			(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



Out Building

House Approx. Floor Area 596 sq. ft / 55.4 sq. m
 Garage Approx. Floor Area 134 sq. ft / 12.5 sq. m
 Out Building Approx. Floor Area 81 sq. ft / 7.5 sq. m
 Approx. Gross Internal Floor Area 811 sq. ft / 75.4 sq. m

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Vue Property Services Ltd



the local area



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