







the property



19 Downs Avenue Epsom

Offers In Excess Of £850,000

- Large 3 bedroom
 Detached Bungalow
- L-shape open plan Lounge/Dinner with wooden parquet flooring
- Kitchen to separate
 Utility room and Cloak
 room
- · Large Sun Room
- Master bedroom with ensuite shower
- Large front and rear secluded gardens, total area 0.22 acres
- Long driveway suitable for several vehicles leading to a detached garage with storage rooms.
- Potential to extend STPP
- No Onward Chain

Johnson's are delighted to offer to the market this extensive 3 bedroom detached family bungalow located in a sought-after private road in a popular residential near to all local amenities including local shops, schools and transport links.



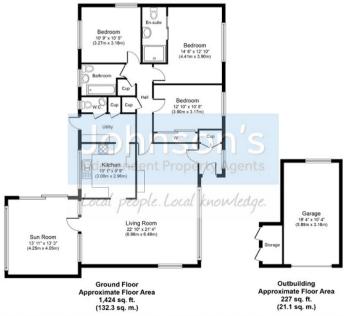
How energy efficient is the property?

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) 🛕			(92-100) 🛕		
(81-91) B		81	(81-91) B		
(69-80)		01	(69-80) C		
(55-68)	60		(55-68)		
(39-54)			(39-54)		
(21-38)			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
	EU Directiv 2002/91/E0			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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained 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 measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or transit. The services, systems and appliances shown have not been releted and no guarantees as to their operability or efficiency can be given.

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the local area





Local people. Local knowledge.

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