



Chaldon Road  
Tollgate Hill, RH11 9QY

**£315,000**



Nestled in the charming area of Tollgate Hill, Chaldon Road presents an exceptional opportunity to acquire a delightful terraced house. This property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The well-proportioned layout includes two comfortable bedrooms, providing ample space for rest and privacy.

One of the standout features of this home is its two bathrooms, ensuring convenience for both residents and visitors alike. This thoughtful design caters to modern living, making it an ideal choice for families or professionals seeking a comfortable abode.

The location of Chaldon Road is particularly appealing, offering a blend of tranquillity and accessibility. Residents can enjoy the benefits of a peaceful neighbourhood while being within easy reach of local amenities and transport links.

This terraced house is not just a property; it is a place where memories can be made. With its spacious rooms and practical layout, it invites you to envision your life here. Whether you are looking to invest or find your next home, this property on Chaldon Road is certainly worth considering.





### Hallway

Front door, radiator, storage cupboard, fitted entrance mat, doors to:

### Downstairs Cloakroom

White suite comprising wc and a pedestal hand basin with a mixer tap, tiled splashbacks, tiled floor, heated towel rail, obscured double glazed window.



### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel sink with a mixer tap and drainer, built in oven with a gas hob over, space for a fridge/freezer, dishwasher and washing machine, double glazed window to the front, tiled floor, coving.

### Living/Dining Room

Double glazed French casement doors and window to the sunroom, radiator, wood effect flooring, stairs to the first floor, coving.

### Landing

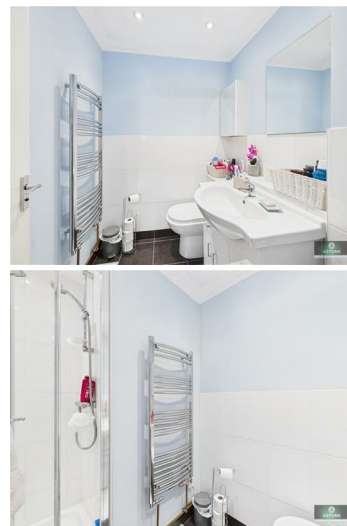
Access to the loft space, airing cupboard, doors to:

### Bedroom One

Double glazed window to the rear, built in wardrobe, radiator, coving, door to:

### En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin with a mixer tap and vanity unit below, wc, part tiled walls, tiled floor, recessed down lighters, heated towel rail, coving, doors to:



### Bedroom Two

Double glazed window to the front, radiator, coving, recessed shelving.



### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate Mira shower unit with a glass screen, pedestal hand basin with a mixer tap, wc, part tiled walls, tiled floor, heated towel rail, obscured double glazed window.

### To The Front

Path to the front door with garden areas to either side.

### Rear Garden

Feature circular paved patio area with plant and shrub borders, wooden shed, fence enclosed, rear access gate.



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### Disclaimer

Please note in accordance with the Property







Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

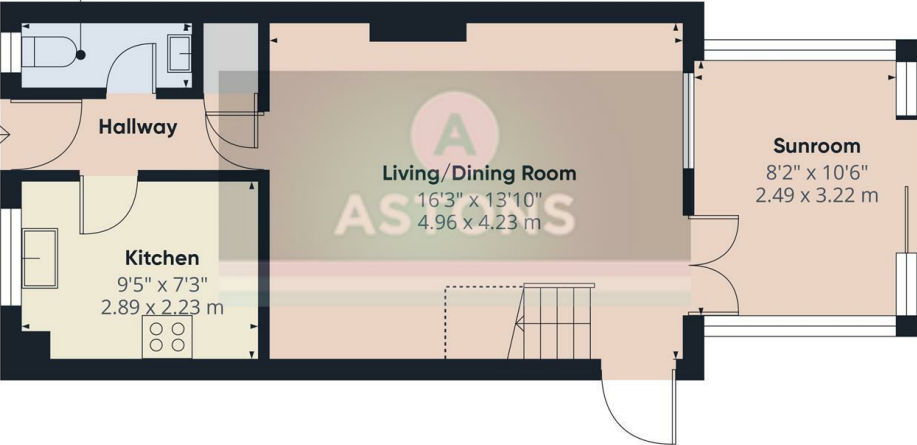
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

WC  
7'2" x 2'9"  
2.19 x 0.86 m



Ground Floor



Approximate total area<sup>(1)</sup>  
435 ft<sup>2</sup>  
40.5 m<sup>2</sup>  
Reduced headroom  
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

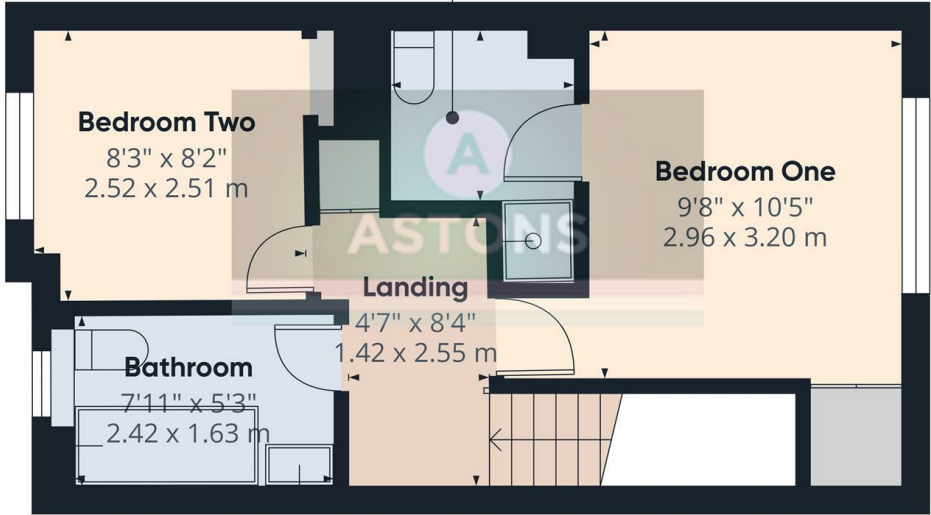
Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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En-Suite Shower Room

5'4" x 5'2"  
1.64 x 1.58 m



Floor 1



Approximate total area<sup>(1)</sup>  
309 ft<sup>2</sup>  
28.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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