



Rollesby Road, Chessington

The **PERSONAL** Agent



# Offers In Excess Of £350,000 Freehold

- Individual Freehold Detached Bungalow
- Private Driveway with Parking For Two Cars
- Entrance Hallway With Fitted Storage
- Lounge/Dining Room With Log Burner and Vaulted Ceiling
- Modern Fully Fitted Kitchen
- Double Bedroom
- Modern Family Bathroom
- Fully Enclosed Level Rear Garden
- Discreetly Positioned In a Popular Residential Area
- Rarely Available Style with No Chain



A unique opportunity to acquire a one double bedroom detached freehold bungalow built in 2010 with a private driveway and direct access to a fully enclosed landscaped level rear garden tucked away down a quiet lane in a popular residential area and offered to the market with no onward chain.

Freehold properties at this price point don't come up very often and this bungalow would be ideally suited to those looking to downsize without compromise.

The location is equally impressive being discreetly positioned down a quiet side road only a few minutes walk of Castle Hill nature reserve perfect for morning walks with the dog and exploring.

The living accommodation is well proportioned throughout with an entrance hall with fitted storage cupboard and doors leading off to all rooms. There is a bright and spacious lounge/dining room with a log burner and vaulted ceiling which provides a bright and airy feel to the space and direct access to a fully enclosed rear garden. Next door is a modern and stylish fully fitted kitchen with space and plumbing for appliances and lovely views over the garden. The double bedroom provides plenty of space for your bedroom furniture and is located directly opposite a modern family bathroom complete with a matching suite in white comprising a shower bath combination suite with recessed wall mounted thermostatic shower above and matching curved glass shower screen, wash hand basin with vanity storage

beneath and a low flush w.c.

Outside is a level and secluded lawned rear garden with a block paved terrace seating area fully enclosed by border fencing with a gate leading out to public footpath to Castle Hill nature reserve and to the front is private driveway with parking for two vehicles.

Chessington is nestled in Surrey between Epsom, Surbiton and Kingston Upon Thames. The transport links from this location are excellent and buses run regularly to Epsom and Kingston via Surbiton. Trains from Chessington North station are every thirty minutes to London Waterloo via Wimbledon and Clapham Junction.

Tenure - Freehold  
Council Tax Band: Currently 'D'





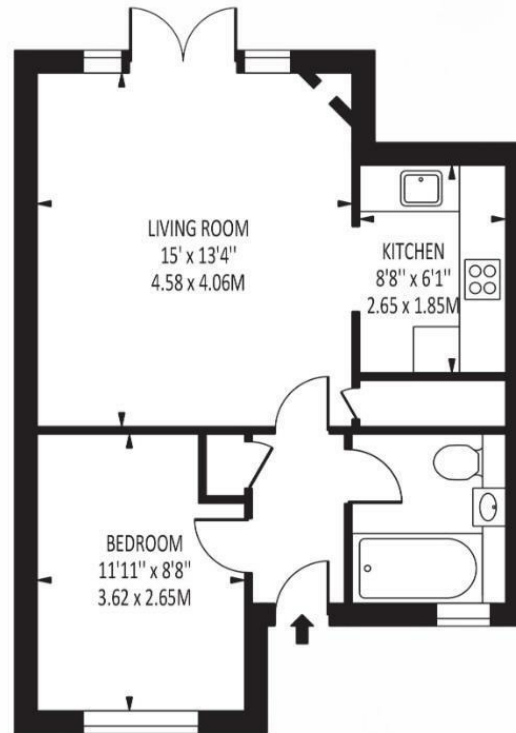




The **PERSONAL** Agent

Rollesby Road

Total Area: 468 SQ FT 43.47 SQ M



GROUND FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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		
England & Wales		EU Directive 2002/91/EC

#### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

#### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

