



Bransby Road, Chessington

The **PERSONAL** Agent

Offers In Excess Of £350,000 Leasehold

- More than 160 Years left on the lease
- Generous private south facing garden with decked area
- Brick built storage shed with power
- Fitted kitchen with integrated dishwasher and fridge freezer
- Good size loft storage
- Two spacious double bedrooms
- Ample Storage
- Ideal first time buy
- 17'11 x 13'1 Reception room
- Recently installed combi boiler

A generous two double bedroom first-floor maisonette boasting a private, south-facing garden, situated in this highly sought-after location. Offering an impressive 800 sq ft of overall space, along with ample storage and a long lease.

Bransby Road is a quiet residential street conveniently located close to Chessington South Station, which provides a direct line to Waterloo. Just a stone's throw from the property are the open spaces of Churchfields, ideal for dog walks; likewise, the expansive Horton Country Park is only a short walk away.

These impressive maisonettes are always popular, especially one with a lease in excess of 160 years and presented as beautifully as this. Located on the first floor, the property is likely to appeal to a variety of buyers. It is offered to the market in fantastic condition and provides attractive, well-balanced accommodation.

Ideally positioned and benefiting from a private south-facing



garden is this sizeable two double bedroom maisonette. The property boasts a fitted kitchen with integrated dishwasher and fridge freezer, a family bathroom, a generous second double bedroom, and a large principal bedroom overlooking the garden. It also features an impressive front reception room, offering plenty of space for both living and dining. Additional benefits are a spacious loft storage and a separate brick-built storage unit to the rear.

North Parade shops are just over half a mile away and offer a local Sainsbury's, a pub, and various cafés and bakeries. There are a number of excellent schools nearby, including St Mary's C of E and Ellingham for primary education, and Chessington Community College for secondary. This location also provides swift access to Junction 9 of the M25, as well as the A3.

Tenure - Leasehold
Length of lease (years remaining) - In excess of 160 years
Annual ground rent amount (£) - 10.00 Per annum
Annual service charge amount (£) - 400.00 Per annum

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





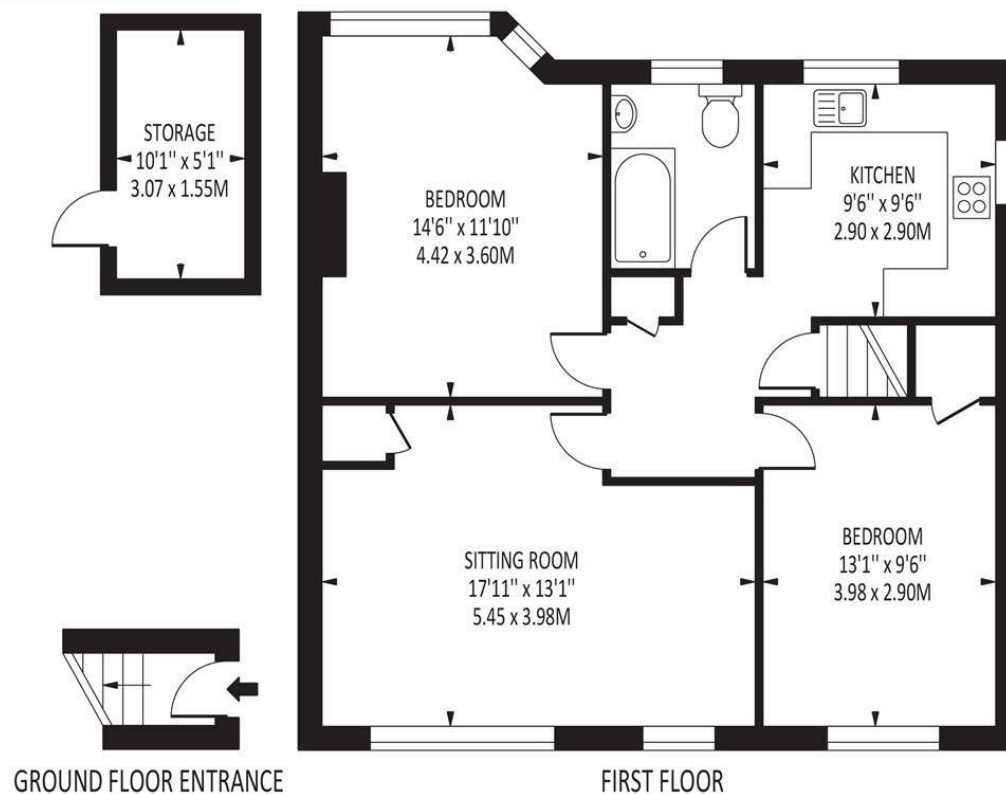
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Total Area: 806 SQ FT • 74.85 SQ M

(Including Storage)

Storage Area : 51 SQ FT • 4.76 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

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