



Chessington Hill Park, Chessington



£450,000

Freehold

- Terraced House
- Three Bedrooms
- 49ft South Westerly Facing Garden
- Kitchen/Dining Room
- Conservatory
- Well Presented
- Walking To Horton Country Park



The Personal Agent are pleased to present this three bedroom family home located within walking distance of Horton County Park with its acres of park land, members golf course and crazy golf.

The property is conveniently positioned within 2.5 miles of Ewell village & 2.7 miles of Epsom town centre, within the catchment of many fantastic local schools -including grammar schools - and close to West Ewell (zone 6) and Chessington North Stations, this property would suit a variety of buyers.

The property comprises an entrance hall with

understairs storage and doors to; Front aspect living room with a feature fireplace and bay window, kitchen/dining room with space for a dining table and chairs, the kitchen comprises a range of eye and base level units, integral oven and hob with extractor above and space for further utilities, the dining area is open plan to the conservatory which overlooks and opens onto the rear garden.

On the first floor there are three bedrooms, two doubles with built-in storage and a single, all served by the family bathroom.

Outside to the front there is a driveway providing off

street parking. The Southerly facing rear garden measures approximately 49ft with a paved terrace ideal for outside entertaining, a shed and the remainder of the garden is laid to lawn.

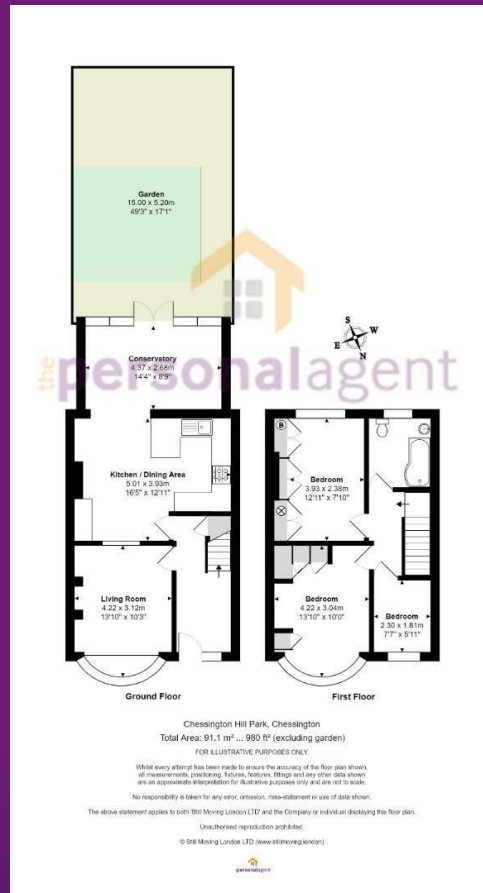
Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. With Epsom and Kingston towns just a short drive away offering a more comprehensive range of shopping facilities.


Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure --- Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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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.





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