



Chessington Hill Park, Chessington



£485,000

Freehold

- Three Bedroom End of Terrace Home
- Through Lounge/Diner
- Extended Kitchen/Breakfast Room
- Family Bathroom & Downstairs Shower Room
- Walking Distance of Chessington North Station
- Double Glazing
- Gas Central Heating
- Driveway



Located in a quiet Cul-De-Sac on the Chessington/West Ewell border, within walking distance of Chessington North Station and access to the Hogsmill Nature Reserve, this cleverly extended three bedroom semi detached house is offered to the market in very good order throughout.

This end terrace family home comprises three well proportioned bedrooms, extended lounge/diner with patio doors onto the rear, a brilliantly extended kitchen/breakfast room with another access door to the garden, in addition to the ground floor extension the property also offers a downstairs shower room and WC. The property is within the catchment areas of many good local schools, making it an excellent prospect.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, making a downsize move or

considering school catchment we recommend viewing this fine character home.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light.

With a bright and airy feel throughout, the tasteful finish complements the well appointed accommodation. The dual aspect living/dining room benefits from a large double glazed window to the front and patio doors opening to the rear garden which really do flood the room with natural light, this room is a brilliant entertaining space and creates a balanced and practical ground floor layout with access to the rear garden.

On the first floor there are three well proportioned bedrooms,

the master, a further double bedroom and a good size single too. Further noteworthy points include the potential to convert the loft STPP and a rear garden with an excellent patio with steps down to a large lawned area with mature borders. Chessington Hill Park is a quiet and popular cul de sac on the borders of Chessington/West Ewell, giving easy access to the A3, convenience from shops at Chessington North and its train station. For more comprehensive shopping both Epsom and Kingston are just a short drive away offering a variety of shops as well as entertainment, sports facilities and eateries. For those that enjoy the outside, Horton Country Park is just a short drive away.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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