



Leas Close, Chessington

The PERSONAL Agent

Guide Price £525,000

Freehold

- Stylish Three Bedroom House
- Entrance Hall with D/s Cloakroom
- Bright and Spacious Lounge with Dining/Family Area
- Modern Fully Fitted Kitchen
- Master Bedroom With Terrace Balcony
- Two further Bedrooms
- Modern Family Bathroom
- Level Front and Rear Gardens
- Detached Garage En-Bloc
- Quite Cul-De-Sac Location

A stylish three bedroom mock Georgian style house with landscaped front and rear gardens with a detached home office and terrace balcony to the rear accessed via the the master bedroom. The property benefits from a garage en-bloc and is situated in sought after cul-de-sac close to Castle Hill nature reserve.

The house is situated towards the end of a quiet close and is approached via a lawned front garden.

The ground floor briefly comprises; entrance hall with a handy downstairs cloakroom and there is a modern fully fitted kitchen offering ample storage and a double glazed window to the front aspect.



There is a bright and spacious lounge fitted with a range of bespoke storage units and wall shelving and a chimney recess with television display recess. There is adjoining dining/family room with space for table and chairs and room for the kids to play.

Upstairs there are three well proportioned bedrooms all with double glazed windows and a modern family bathroom and there is direct access via the master bedroom to a first floor terrace balcony with wrought iron railings and space for table and chairs with views over the rear garden and beyond.

Outside the rear garden is laid mainly to lawn with a pathway which leads to a detached home office/studio fully equipped with power and lighting and a wireless

electric heater and there is a handy garage en-bloc and plenty of on road parking can be found in the close.

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 - E





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Leas Court

Total Area: 973 SQ FT • 90.38 SQ M

(Exc garage and Including Office)

Office Area : 31 SQ FT • 2.89 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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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 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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