



Chessington Road, Ewell

The **PERSONAL** Agent

# Offers Over £500,000

## Freehold

- Detached period property
- Provision for off road parking at front
- Impressive 30'2 x 16'5 Lounge/Dining Room
- Fully fitted kitchen with utility lobby
- Spacious 16'7 x 14'5 master bedroom
- Two further well proportioned bedrooms
- Shower Room
- Well established level rear garden
- Potential for extension (subject to planning permission)
- No onward chain

A charming three bedroom detached character property with provision for off road parking and further potential for extension (subject to planning permission) A particular feature is the well established and secluded level rear garden and the property is offered with the added benefit of no onward chain.

Whether you are wanting to downsize but not downgrade, or you are a professional couple or a young family looking for a home that you can place your own stamp on, this property offers something for everyone.

The option to really put your own stamp on this home provides the perfect opportunity for a buyer to create exactly what they want with huge scope to extend STPP. However, the already spacious and well proportioned layout, along with the secluded rear garden should not be overlooked, as well as the fact that many of these homes on the road have been heavily extended, both on the ground floor and into the loft space to create further bedrooms if desired.



From the entrance hallway there is access to a large reception room measuring an impressive 30'2' x 16'5 which creates a great first impression and is the perfect space to welcome guests with clearly defined living and dining areas. The kitchen is fitted with a range of floor and wall mounted units with a door to a utility lobby which provides access to the rear garden.

Upstairs you have three well proportioned bedrooms and a family bathroom.

Further noteworthy points to mention include frontage that provides potential for a private driveway with off street parking, subject to lowering the curb.

The need to view this property to fully appreciate the opportunity it offers cannot be overlooked as at first glance you simply cannot appreciate its offerings, once inside the flexible layout as well as the potential it offers will make you think more than twice about securing and placing your own stamp on this home.

The picturesque Ewell Village is less than half a mile away and offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

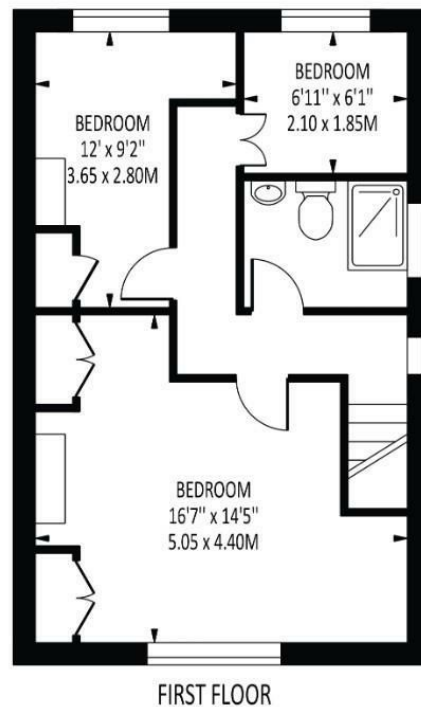
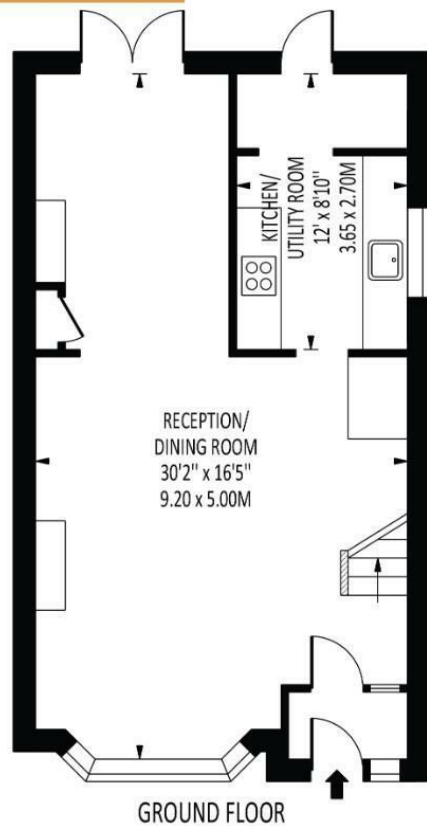
Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

Tenure - Freehold.

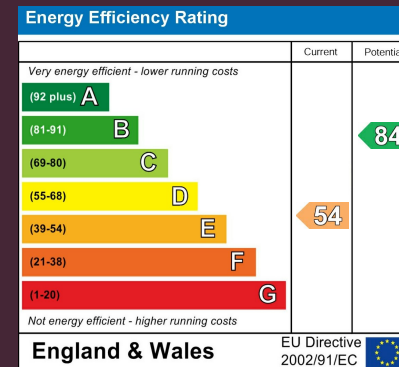




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Chessington Road  
Total Area: 931 SQ FT • 86.48 SQ M



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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.  
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