



Chessington Road, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Detached Family Home
- South Facing Garden
- Extended to Rear
- Four Good Size Bedrooms
- Two Bathrooms
- Sought After Local Schools
- Good Commuter Location
- Further Extensions Possible Subject to Planning
- Doorstep of Horton Country Park
- Large Garage and Off Street Parking

The Personal Agent are delighted to welcome to the market this impressive and substantially extended family home, offering an excellent combination of generous living accommodation, four well-sized bedrooms and a particularly attractive rear garden. Ideally positioned for access to Ewell, Chessington and Epsom, the property is also well placed for local schools, transport links and everyday amenities.

From the moment you step inside, the property offers a great sense of space, with the ground floor providing a versatile arrangement of rooms to suit modern family life. There is a useful enclosed porch leading into a welcoming entrance hall, a spacious front-facing lounge, and a separate living/dining room providing plenty of flexibility for entertaining and family gatherings.

To the rear, the modern kitchen/breakfast room overlooks the garden and leads into a fantastic garden room, providing a versatile additional reception space ideal as a family room,

home office or entertaining area. A downstairs shower room with WC adds further practicality.

Upstairs are four generously sized bedrooms, a family shower room and separate WC. The property also benefits from a large loft space, offering excellent storage and potential for further consideration, subject to the usual permissions.

Outside, the impressive rear garden stretches a considerable distance and enjoys a sunny aspect, generous lawn, mature borders and established trees, alongside a paved patio ideal for outdoor dining. Side access connects to the front, while rear access leads to the attached garage, with potential to extend into and above it, subject to planning.

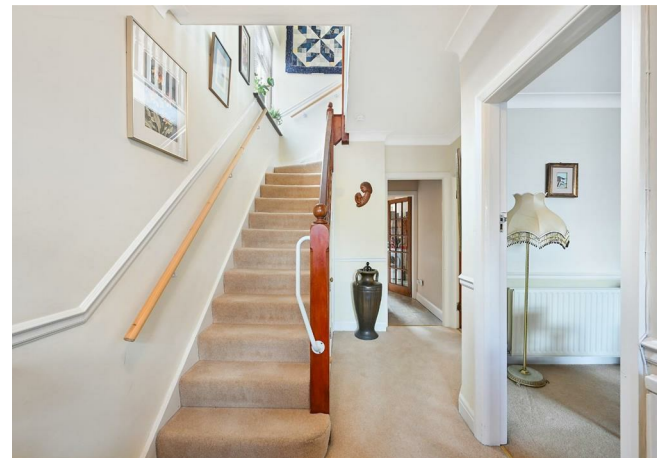
To the front, a sizeable private driveway provides off-street parking for several vehicles. The property is conveniently located for Ewell, Chessington and Epsom, with local amenities, schools, open spaces and several nearby railway stations.



Nearby, the picturesque Ewell Village 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 West, Chessington North and Ewell East stations with their connections to London are all close by.

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.

Additionally the property is set within close proximity to Horton Golf and Country Club as well as a number of fantastic and family friendly parks along with some great pet friendly walking spots.



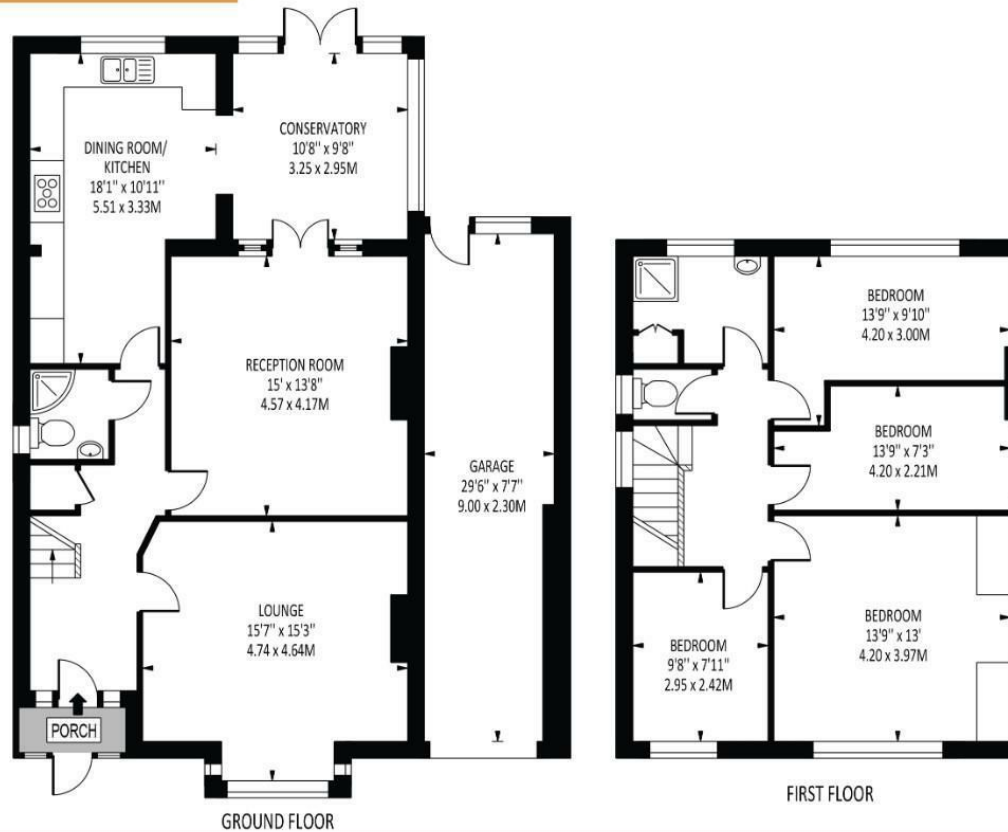


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Chessington Road

Total Area: 1719 SQ FT • 159.72 SQ M
(Including Garage)
Garage Area : 214 SQ FT • 19.86 SQ M



Disclaimer: For Illustration Purposes only

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.

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		
	59	78
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

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.

