



Hemsby Road, Chessington

The **PERSONAL** Agent

Offers In Excess Of £425,000 Freehold

- Stylish Semi Detached House
- Downstairs W.C
- Through Lounge/Dining room
- Rear Kitchen Extension
- Two Bedrooms
- Modern First Floor Family Bathroom
- Landscaped Level Rear Garden
- Private Driveway
- Gas Central Heating and Double Glazing
- Popular Residential Area Close To Horton Country Park

A beautifully appointed two bedroom house with stylish rear kitchen extension, private driveway and a landscaped level rear garden, situated in a popular residential area. Viewing Highly Recommended.

The property has been cleverly extended to the ground floor and is very well presented throughout and provides spacious, particularly well balanced accommodation making it an ideal layout for modern living.

Homes within this location are always popular and highly sought after due to its good choice of local schools for all ages and transport links to Central London. Hogsmill and Horton Country Park are also close by and perfect for walking the dog and exploring nature.



You enter the home via a spacious living/dining room with double glazed windows to the front and stairs to the first floor landing. The star of the show is the rear kitchen extension with a modern fully fitted kitchen which is a great space for entertaining and day to day family life and there are double glazed French doors leading out to a landscaped level rear garden. From a practical sense there is a downstairs W.C.

On the first floor are two bedrooms and access to a loft space with ample storage, which many of these homes have chosen to convert. Further noteworthy points to mention include gas central heating and full double glazing.

To the front is a private driveway providing off street parking. The garden has been landscaped to be low maintenance with artificial lawn and terrace seating

area which spans the width of the property and side access with gate to driveway.

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.

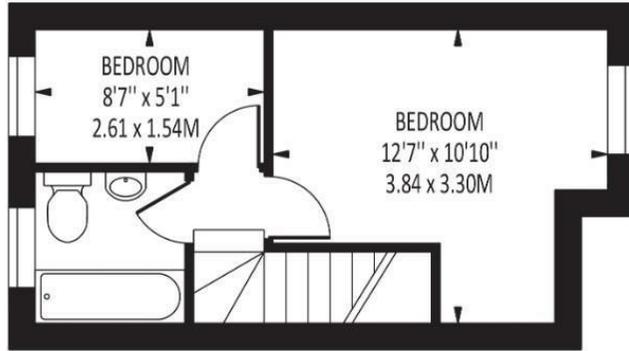
Tenure - Freehold
Council Tax Band: Currently 'D'



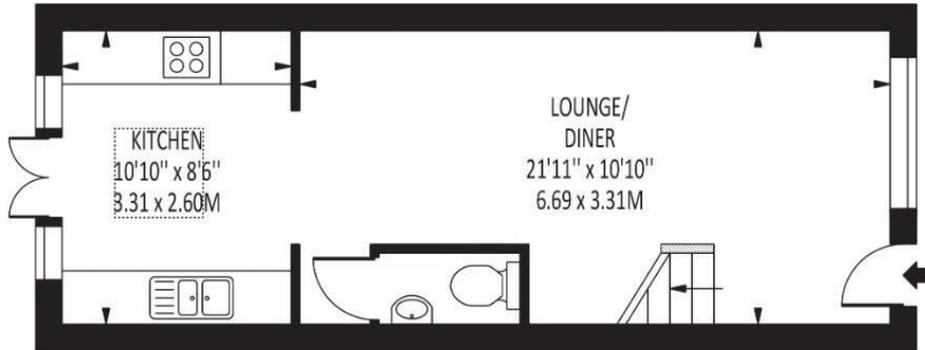


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Hemsby Road
Total Area: 555 SQ FT • 51.57 SQ M



FIRST FLOOR



GROUND FLOOR

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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Agent

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