



Chessington Road, Ewell

The **PERSONAL** Agent

Price Guide £600,000

Freehold

• *** GUIDE PRICE - £600,000 - £625,000

- Detached House With No Onward Chain.
- Two Bathrooms
- Spacious Lounge
- Separate Dining Room
- Kitchen
- Four Good Sized Bedrooms
- Level Landscaped Rear Garden
- Garage En Bloc
- Close to Local Schools and Transport Links

*** GUIDE PRICE - £600,000 - £625,000 *** A unique opportunity to acquire a four bedroom, two bathroom detached family home with garage en bloc, ideally positioned for Danetree School, Horton Country Park, and Hogsmill Nature Reserve.

Having been in the same family for 54 years this home is offered to the market with no onward chain and is ready for the next family to modernise and enjoy.

From morning walks through woodland trails to weekend adventures exploring open green spaces, the setting is designed for those who value fresh air, freedom and a sense of community. West Ewell station is close by too, keeping Central London within easy reach while allowing you to return each day to calm, leafy surroundings.

Inside, the house offers generous proportions and a layout that lends itself perfectly to modern family living. With scope to update and personalise, it's a blank canvas ready for the next



chapter, a place to grow, entertain, unwind and make memories for years to come.

Detached homes with this combination of location, potential and lifestyle appeal seldom come to market.

Inside, the house offers generous proportions and a layout that suits modern family life. Two reception rooms combine to create a relaxed, versatile living space, while the addition of a second family bathroom on the ground floor brings everyday practicality to the forefront. Whether it's busy school mornings, visiting guests or simply the convenience of having facilities on both levels, this feature adds real comfort and flexibility to the home.

Upstairs, there are four good sized bedrooms serviced by a family bathroom, and the loft offers further potential for conversion (subject to usual consents).

The rear garden has been thoughtfully landscaped with paving, established flower beds, and a variety of plants, trees, and shrubs. A handy rear gate leads to a shared access path and the garage en bloc.

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.

Tenure - Freehold
Council Tax Band- E



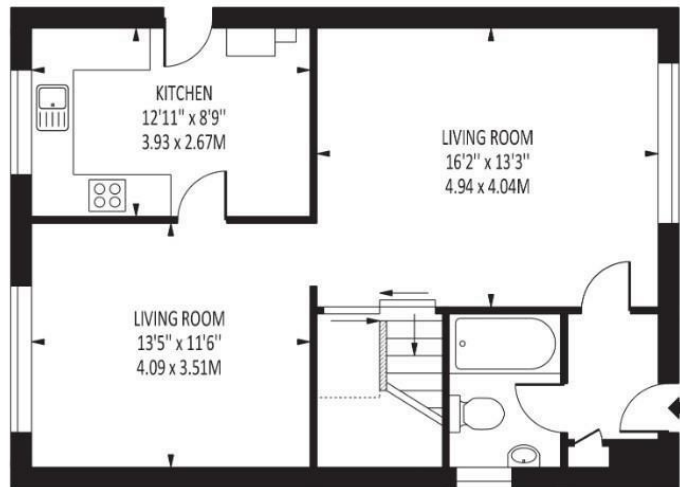
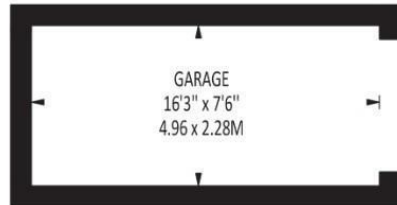


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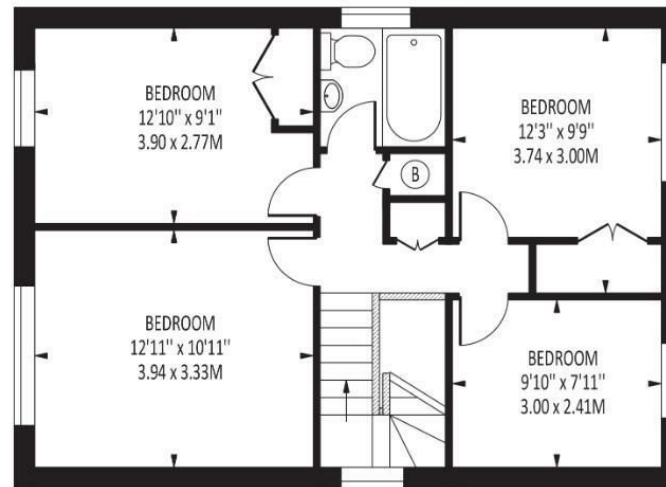


Chessington Road

Total Area: 1339 SQ FT • 124.43 SQ M
(Including Garage)
Garage Area : 122 SQ FT • 11.31 SQ M



GROUND FLOOR



FIRST 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
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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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.

