



Rollesby Road, Chessington

The **PERSONAL** Agent

# Guide Price £450,000

## Freehold

- Semi detached family home
- Two well proportioned bedrooms
- Stunning open plan kitchen dining room
- Stunning family bathroom
- Bright and spacious lounge
- Private and landscaped rear garden
- Off street parking for multiple cars
- Additional potential to extend the property (STPP)
- Popular and family friendly residential road
- Viewing by appointment

The Personal Agent are delighted to welcome to the market this well present two bedroom home, situated on a popular residential road in Chessington, Rollesby Road offers bright, well balanced accommodation and is ideal for first time buyers, downsizers, or investors alike.

The ground floor features a welcoming entrance hallway leading through to a spacious living room, enhanced by a charming bay window that allows plenty of natural light to fill the space. To the rear of the property is a stylish open plan kitchen/dining room, providing an excellent space for both everyday living and entertaining. The kitchen is well arranged with ample worktop space and storage, while the dining area enjoys a pleasant outlook and direct access



towards the rear of the property.

Upstairs, the first floor offers two well proportioned bedrooms. The principal bedroom benefits from a large bay window creating a bright and airy feel, while the second bedroom is ideal as a guest room, nursery, or home office. A modern family bathroom completes the first floor accommodation.

Further benefits include an integral garage providing excellent storage or potential for conversion (subject to the usual consents), along with the attractive proportions throughout that make this a practical and comfortable home.

Rollesby Road is a well regarded location within easy

reach of local shops, schools, and transport links, making it a convenient setting for commuters and families alike.

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 Bill: D



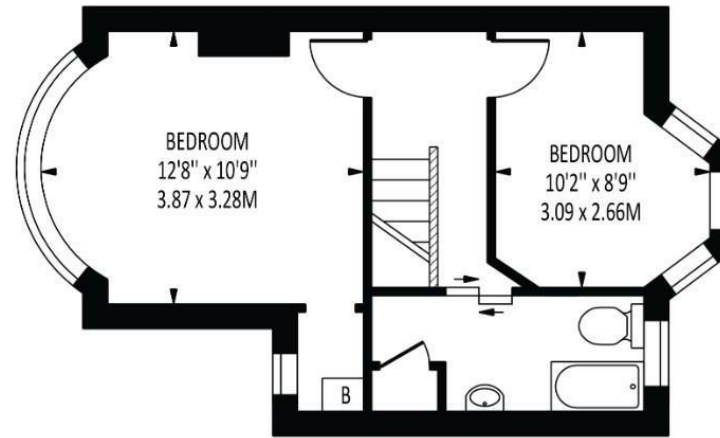
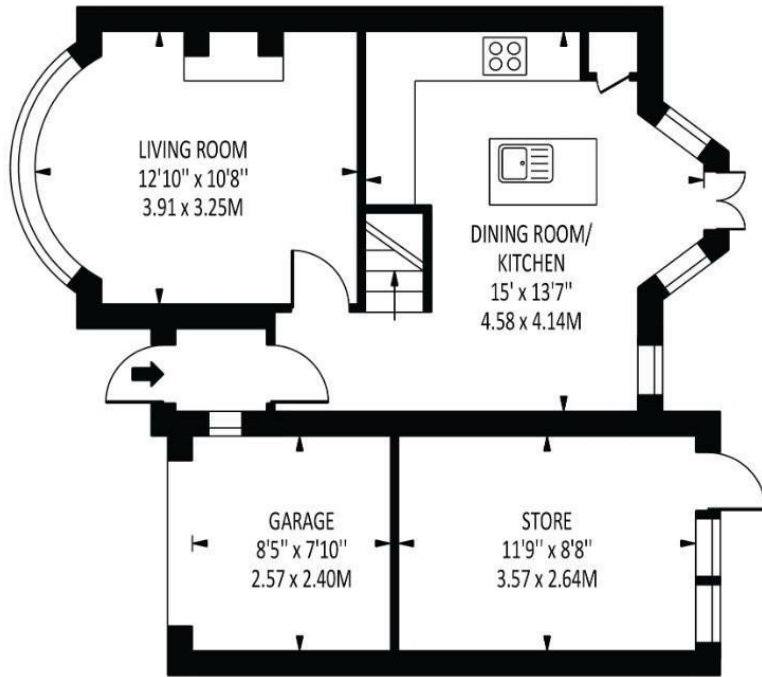


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## Rollsby Road

Total Area: 825 SQ FT • 76.67 SQ M  
(Including Garage & Store)  
Garage Area : 66 SQ FT • 6.17 SQ M  
Store Area : 101 SQ FT • 9.42 SQ M



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                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>82</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            | <b>58</b> |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

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### TADWORTH & KINGSWOOD OFFICE

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### LETTINGS & MANAGEMENT

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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.

