



Hartfield Road, Chessington

The **PERSONAL** Agent

# Guide Price £625,000

## Freehold

- Beautifully appointed end of terrace house
- Block paved driveway with ample parking
- Traditional entrance hall and D/s cloakroom
- Lounge with bay window and fitted shutters
- Stunning Kitchen/dining/family room
- Central island and bi-Fold doors
- Three first floor bedrooms and family bathroom
- Master bedroom with ensuite
- Landscaped level rear garden
- Detached studio/home office with power and lighting

The Personal Agent are proud to present this skilfully extended and beautifully presented family home, featuring the most stunning rear kitchen extension which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over three floors perfect for buyers looking for longevity within a home.

Parking is a breeze with a private driveway to the front with parking for several vehicles.

The bright and airy entrance hall sets the tone of what's to come



and from here you have access to a nicely proportioned living room with a large bay window with bespoke wooden shutters.

With what is definitely the heart of this home, the stunning kitchen/dining/family room. This area of the home measures an impressive 27'11" x 15'10" with bi-folding doors opening onto a landscaped rear garden and a large roof window which floods the room with natural light. The defined dining, family and kitchen areas with a central island all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the thoughtful addition of a downstairs cloakroom.

On the first floor are three nicely proportioned bedrooms, a modern family bathroom and the loft has been skilfully converted to provide an impressive master bedroom with bespoke fitted wardrobes and ample eaves storage space and a stylish ensuite shower room.

Outside, the property also shines with a great sized level rear

garden that enjoys brilliant privacy with artificial lawn and paved pathway with terrace seating areas and a detached studio/home office fully equipped with power, lighting and to the side you have gated access to the front 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.

Don't miss the opportunity to make this house your home! With its characterful features, convenient location, and ample living space, this property on Hunters Road is sure to capture your heart. Contact us today.

Tenure - Freehold.  
Council Tax Band: D







SECOND FLOOR

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

