



Lindsay Close, Chessington

The **PERSONAL** Agent

Price Guide £435,000

Freehold

- Modern End Of Terrace House
- Enclosed Entrance Porch
- Lounge/Dining Room
- Open Plan Fully Fitted Kitchen
- Conservatory With Air Conditioning Unit
- Two Bedrooms
- Family Bathroom
- Landscaped Rear Garden With Store
- Cul-Sac Location With Allocated Parking Space
- Close To Shops, Schools and Train Station.

The Personal Agent are pleased to present this two bedroom end of terrace home which offers spacious and well appointed living accommodation and being situated at the head of a quiet cul-de-sac.

The property comprises an entrance porch with door into the living room with a front aspect window and access to the understairs storage, the living room is open plan to the kitchen/dining area, the kitchen has a range of eye and base level units with a wooden worktop and inbuilt oven and hob with space for further utility, from the dining area there are doors to the conservatory which overlooks and opens onto the garden and benefits for air conditioning/heating.



This property would suit a number of buyers, first time buyers, downsizers and investors.

On the first floor there are two bedrooms, both with built-in storage, both served by the family bathroom.

Outside to the front there is a small front garden with a door to the side storage room and on block designated parking.

The rear garden measures approximately 36ft with a patio area across the rear of the property, ideal for outside dining, the remainder of the garden is laid to lawn with a gravelled area in front of the shed and to the side is an attached fully clad walk-in storage unit equipped with power and lighting which offers further potential to extend STPP.

The location is perfect for everybody, especially if you are looking for easy access to both the M25 or A3. Ewell Village offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres.

In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools - including Chessington Community Collage and of course Chessington South (6 minutes walk), Ewell East and Ewell West stations with their connections to London close by.

Tenure: Freehold
Council Tax: Currently band 'C'



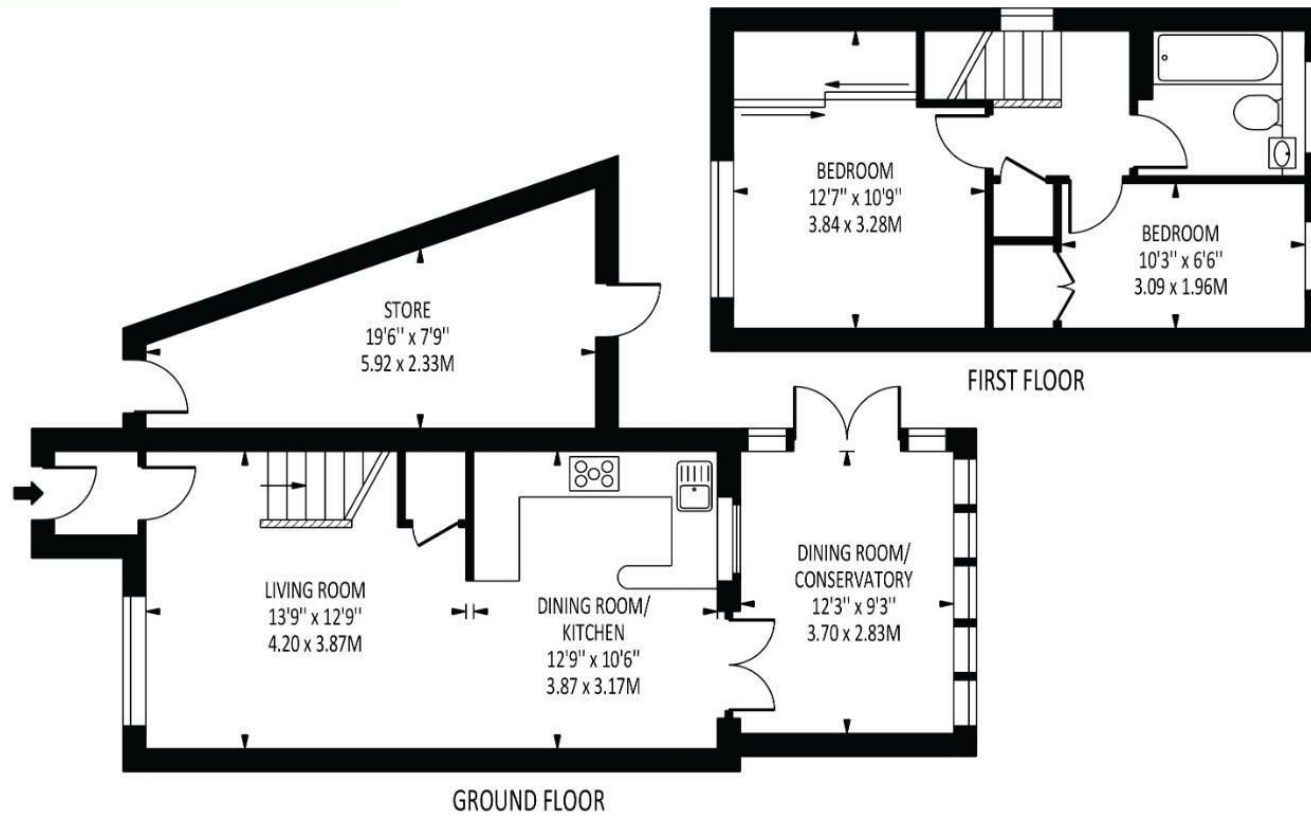


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Total Area: 914 SQ FT • 84.91 SQ M
(Including Store)
Store Area : 135 SQ FT • 12.56 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(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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