



Chantry Road, Chessington

The **PERSONAL** Agent

Guide Price £530,000

Freehold

- Three Bedrooms
- Spacious Lounge leading to Dining Room/Bespoke Kitchen Extension
- Modern Bath & Shower Room
- Ground Floor W.C
- Bespoke Utility Area
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Garage in Block
- Vendor Suited



The Personal Agent are pleased to present this very well presented three bedroom family home which has been extended to the rear and is situated in a convenient location within walking distance to transport links, popular schools and the Hogsmill walkways.

As you step into the property, you'll be greeted by a spacious lounge leading through to the dining room/bespoke kitchen extension, perfect for entertaining guests or simply relaxing with your loved ones.

The fully fitted kitchen is light & airy, offering the ideal setting to whip up delicious meals. With three good sized bedrooms upstairs, where the main bedroom

overlooks the Hogsmill nature reserve. There's ample space for the whole family to unwind and the family bathroom provides convenience and comfort for your daily routines.

To finish off there is a studio in the garden ideal for anyone working from home and off street parking is provided at the front of the property. Furthermore there is a good sized garage in a block behind the house.

The property is approached via a private, full width driveway that provides off street parking for two cars. The spacious lounge leads through to the dining room/bespoke kitchen extension which is in an open plan format. The ground floor is completed by a w.c

and a bespoke utility area.

On the first floor are two generous double bedrooms, a comfortable single bedroom and family bath & shower room. Outside is completed by the studio/garden office that enjoys pedestrian access to the side via a pathway, off street parking to the front & a good sized garage in a block behind the house.

The property is situated near popular schools and transport links including Chessington North train station as well as the Hogsmill walkways. By road, the A3 is close by as well as Chessington World of Adventures.

Council Tax - D
Tenure - Freehold





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Total Area: 1110 SQ FT • 103.15 SQ M
(Including Studio)
Studio Area : 117 SQ FT • 10.89 SQ M



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		
(81-91) B		
(69-80) C		
(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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