



Leas Close, Chessington

The **PERSONAL** Agent

# Guide Price £500,000

## Freehold

- Three well proportioned bedrooms
- Spacious 20ft+ reception/dining room
- Separate, well appointed kitchen
- Downstairs W.C. for added convenience
- Family bathroom on the first floor
- Well-presented throughout
- Ideal layout for modern family living
- Excellent natural light throughout the property
- Quiet cul de sac location
- Perfect for first time buyers, families, or investors

A beautifully presented three bedroom house with balcony to front, landscaped rear garden and garage en bloc located in popular residential area close to Horton Country Park. Vendor suited to end of chain property.

Situated within a quiet and desirable cul de sac, this well presented three bedroom family home offers a superb balance of space, practicality, and modern living, ideal for a range of buyers.

The ground floor features a welcoming entrance hall with a convenient downstairs W.C., leading through to a spacious open plan reception/dining room measuring over 20ft in length. This bright



and versatile living space provides ample room for both relaxation and entertaining, with direct access out to the rear garden. The separate kitchen is well proportioned and sensibly laid out, offering plenty of storage and workspace.

Upstairs, the property continues to impress with three well sized bedrooms. The principal bedroom is a generous double, complemented by a second double bedroom and a good sized third bedroom, ideal as a child's room, guest space, or home office. A family bathroom serves all rooms.

Externally, the home benefits from its peaceful cul de sac setting, making it particularly appealing for

families, along with the overall well maintained condition throughout, allowing a buyer to move straight in with minimal work required.

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 Band - E



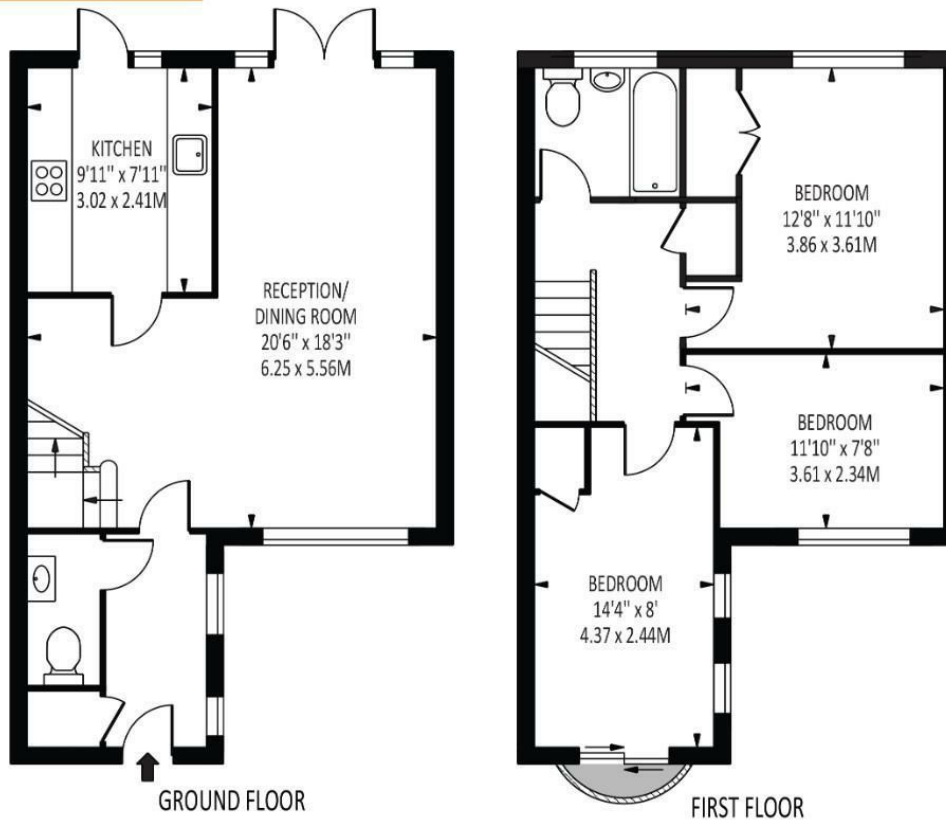


The **PERSONAL** Agent



Leas Close

Total Area: 904 SQ FT • 84.00 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) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</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<br>2002/91/EC |

#### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

#### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**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.

