

FOR SALE



Hunters Road, Chessington, KT9

Guide Price £450,000 Freehold

 **3**

 **2**

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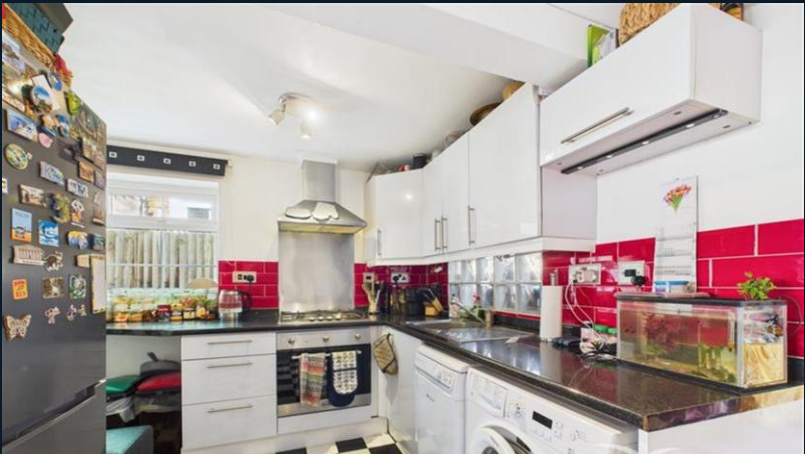
Property Description

Welcome to this inviting and well-presented semi-detached house, ideally located in a peaceful residential area just a short walk from Chessington North train station, offering direct links to London Waterloo.

Step inside to discover a spacious open-plan reception and kitchen/dining area, seamlessly flowing into a bright rear extension with double doors that open out onto a beautiful south-facing garden.

Upstairs, you'll find two well-proportioned bedrooms along with a stylish, contemporary family bathroom. On the top floor, a generously sized third bedroom awaits, complete with its own modern en-suite bathroom for added comfort and privacy.

Offering a perfect blend of comfort and convenience, this home is ideal for families or first-time buyers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D	55	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

889.64 ft²

82.65 m²

Reduced headroom

11.94 ft²

1.11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Kingston upon Thames Council



Property Type
(Semi-Detached House)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

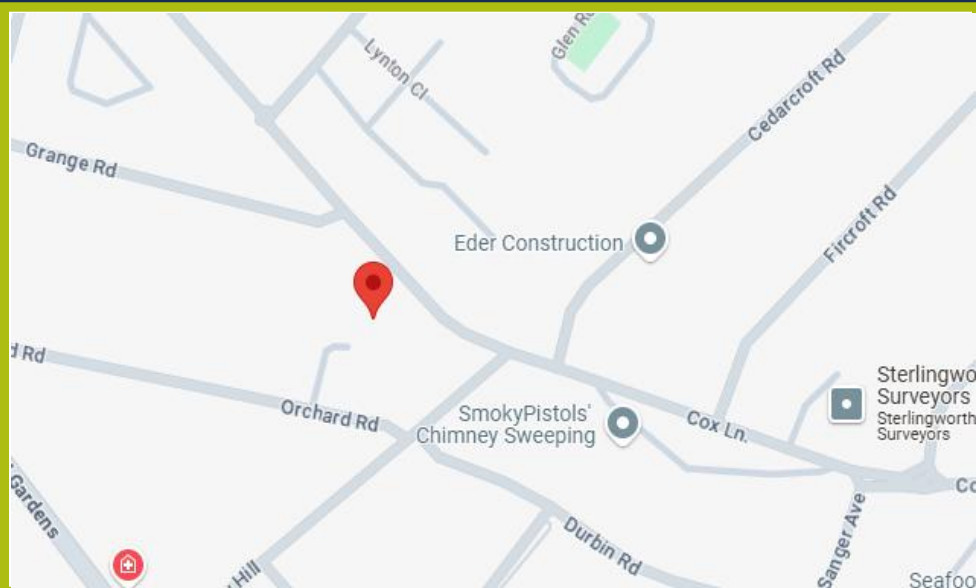


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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