



Clayton Road, Chessington

The **PERSONAL** Agent



# Offers In Excess Of £350,000 Freehold

- No Ongoing Chain
- Characterful Terraced House
- Spacious Lounge / Dining Room
- Modern, Stylish Kitchen
- Upstairs Bathroom
- Two Bedrooms
- South/West Facing Garden
- Driveway & Off Street Parking
- Close to Excellent Schools
- Close To Fields & Golf Course



Situated within half a mile of Chessington North railway station and three 'Good' Ofsted rated primary schools is this charming, two bedroom character cottage.

Offered with no ongoing chain, the property is well presented throughout, offering a spacious lounge / dining room with a period fireplace and a stylish, modern kitchen with direct access to the garden.

Upstairs are two bedrooms including a good sized principal bedroom and a further single bedroom next to the family bathroom.

Outside, to the front of the property is a driveway providing parking for one car, and to the rear a smart South / West facing courtyard garden that is the perfect area to have a BBQ or simply enjoy a glass of wine at the end of a busy day.

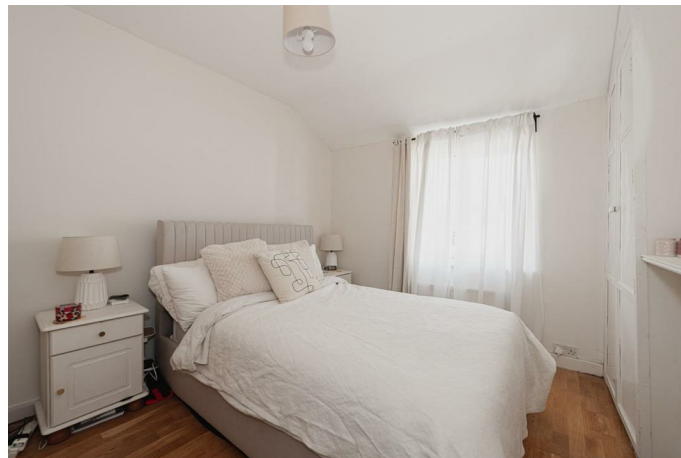
Perfect as a first time buy, investment, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned freehold house provides exceptional value for money and warrants a closer look to fully appreciate everything it has to offer.

Call to register your interest and book a viewing.  
No chain.

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: C









**Ground Floor**

**First Floor**

Clayton Road, Chessington

Total Area: 49.7 m<sup>2</sup> ... 535 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		<b>73</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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