



Coppard Gardens, Chessington

The **PERSONAL** Agent

# Guide Price £699,950

## Freehold

- Modern Semi-Detached House
- 19ft Living Room
- Kitchen/Breakfast Room
- Downstairs Shower Room With W.C
- Family Room/Bedroom Four
- Three Further Bedroom
- Family Bathroom
- Level Landscaped Rear
- Driveway
- Popular Residential Area



A modern three/four bedroom semi detached family home with driveway and landscaped rear garden providing flexible living accommodation and offered to the market in excellent decorative order throughout.

The property comprises an entrance hall with door to; 19ft front aspect living room, kitchen/dining room with doors to the garden, access to the downstairs Shower Room with W.C and space and plumbing for kitchen appliances and courtesy door to the former garage which

has been skilfully converted to family room or 4th Bedroom if required. The kitchen comprises a range of high gloss eye and base level units, integral oven and hob, with space for fridge/freezer.

On the first floor there are three good sized bedrooms, master bedroom with an en-suite shower, all served by the family bathroom.

Outside to the front there is a driveway with a side access gate to the rear garden.

The South Westerly facing garden has been landscaped with a paved terrace and lawn, ideal for al fresco dining, the remainder of the garden is laid to lawn with planted borders.

The location is perfect for everybody, especially if you are looking for easy access to both the M25 or A3, being on the doorstep of Chessington South and Chessington North Train Stations and Chessington Community College.

Freehold





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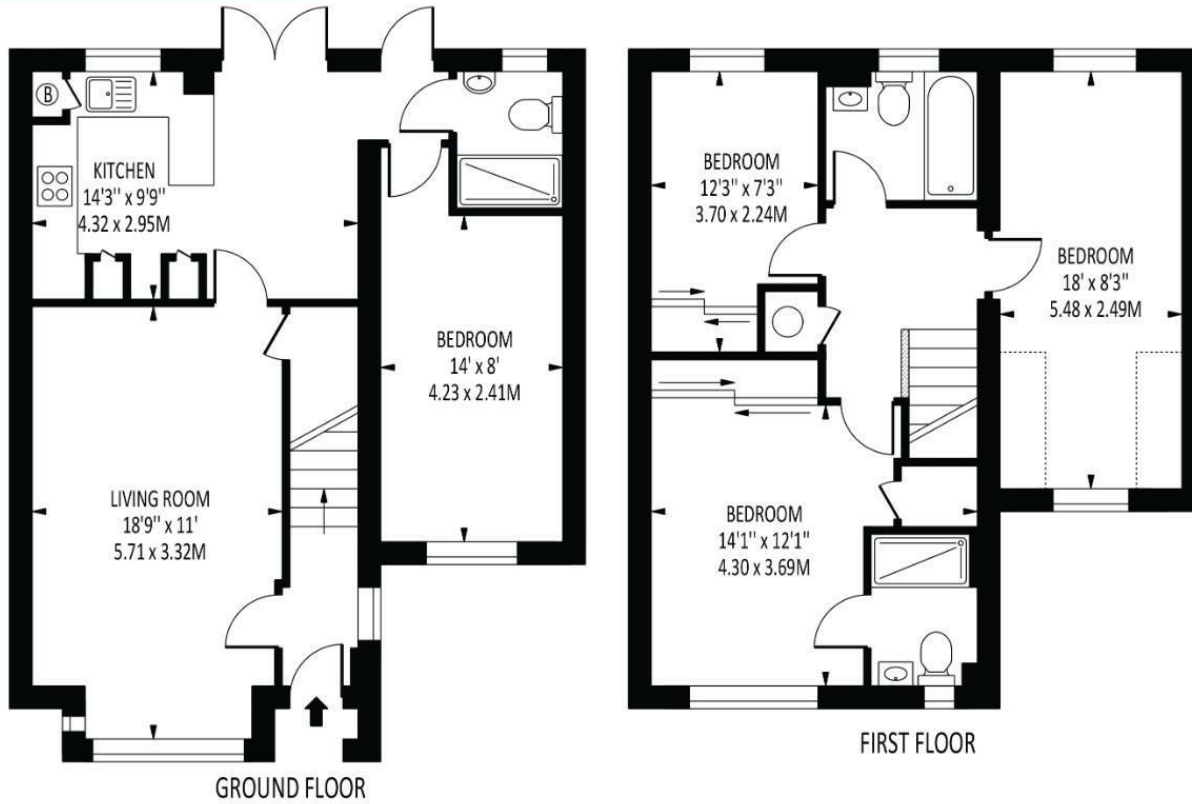


## Coppard Gardens

Total Area: 1106 SQ FT • 102.73 SQ M

(Including Restricted Height)

Restricted Height Area: 23 SQ FT • 2.16 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 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.  
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