



Leatherhead Road, Chessington

The **PERSONAL** Agent

# £475,000

## Freehold

- Three/Four Bedroom Semi detached House
- Potential for Side and Rear Extension S.T.P.P
- Private Driveway
- Entrance Hall
- Lounge and Separate Dining Room
- Kitchen With Utility Area
- Ground Bedroom/ Reception Room
- Three First Floor Bedrooms
- Family Bathroom
- Level Garden and No Onward Chain.



A unique opportunity to acquire a property with potential for extension or possible re-development site, both subject to planning. The home has been in the same family for over 70 years! and would benefit from modernisation throughout and is offered to market with no onward chain.

The property is located on the Leatherhead Road within close proximity of Chessington World of Adventures and offers many possibilities such as a bed & breakfast, guest house, air bnb or conversion to flats. Alternatively the property could be extended across the rear and a two storey side extension to provide a sizeable family home or separate annex for

multi-generational living.

In our opinion the home itself is in liveable condition and the ground floor accommodation comprises; hallway, cloakroom, lounge, separate dining room, kitchen with utility area, downstairs bedroom or 2nd reception room. Upstairs there are three bedrooms and family bathroom.

Outside there is private driveway and a level rear garden with various outhouses and gated side access.

Please note The above information is for general guidance only and you should seek independent legal

and planning advice regarding viability for any works that you wish to carry out.

Only non-conditional offers will be considered.

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.





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## Leatherhead Road

Total Area: 998 SQ FT • 92.73 SQ M



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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**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.

