



Hartfield Road, Chessington

The **PERSONAL** Agent



# Offers Over £580,000

## Freehold

- Attractive Family Home
- Covered Front Entrance + Halway
- Separate Living Room
- Modern Fully Integrated Kitchen/Dinning Room
- Three First Floor Bedrooms
- Modern Family Bathroom
- Master Bedroom With En-Suite Shower Room
- Block Paved Driveway
- Landscaped Rear Garden
- Popular Location Close to Shops and Schools



A superbly presented and extended three/four bedroom end of terrace house located in a popular residential road just a short distance from excellent transport links, schools, local shops and amenities.

The property has been fully refurbished and extended to provide beautifully appointed living accommodation arranged over three floors and really needs to be seen to be fully appreciated. This home would ideally suit a growing family who require plenty of bedroom space high on their wish list.

This attractive family home enjoys an excellent position within the road, not to mention the off street parking and the garden has been landscaped to provide low maintenance outdoor space perfect for entertaining and summer barbecues.

The property has been skilfully extended into the loft to

maximise the bedroom space, and the fully fitted kitchen is a home cooks dream and providing a social area for the whole family to enjoy and direct access to the garden which is perfect for al fresco dining during the summer months. This property provides an impressive footprint that really caters for a modern family's day to day living requirements.

A particular feature is the updated kitchen which has all the integrated appliances you would expect from a modern home, there is also a separate living room with a feature fireplace and bespoke fitted shelving units and bay window fitted with wooden shutters. If more living space is required in the future there is still the option to extend across the rear stpp without compromising on garden size.

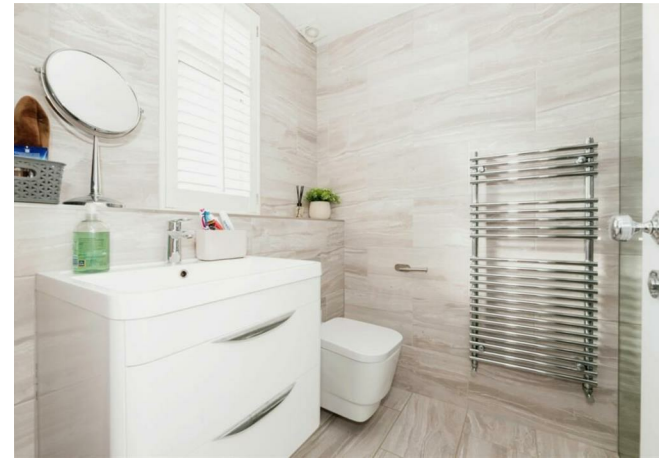
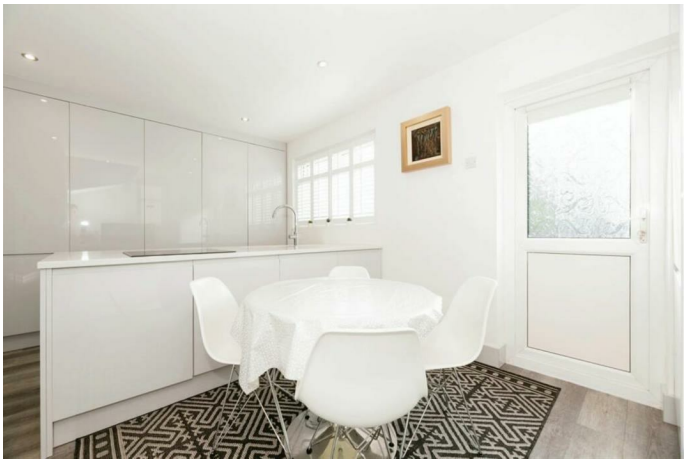
On the first floor are two double bedrooms and a single which can be used as home office/study, along with a luxury four

piece family bathroom servicing them. The master bedroom has been skilfully converted into the loft and benefits from eaves storage space and a modern en-suite shower room which you won't want to leave in the mornings.

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.

Don't miss the opportunity to make this house your home! With its characterful features, convenient location, and ample living space, this property on Hunters Road is sure to capture your heart. Contact us today.

Tenure - Freehold.  
Council Tax Band: D





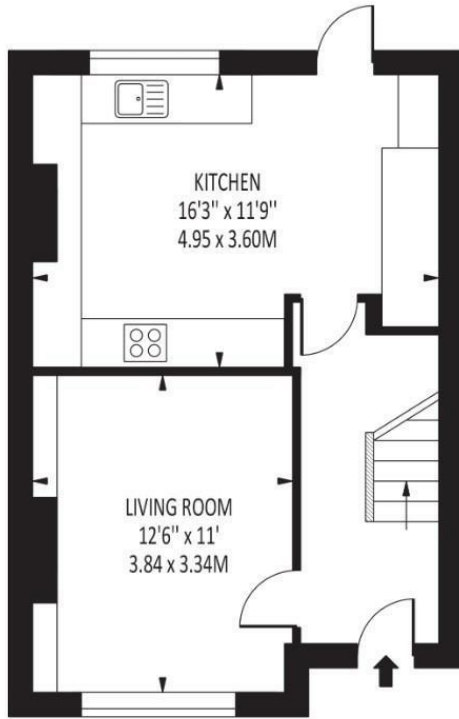


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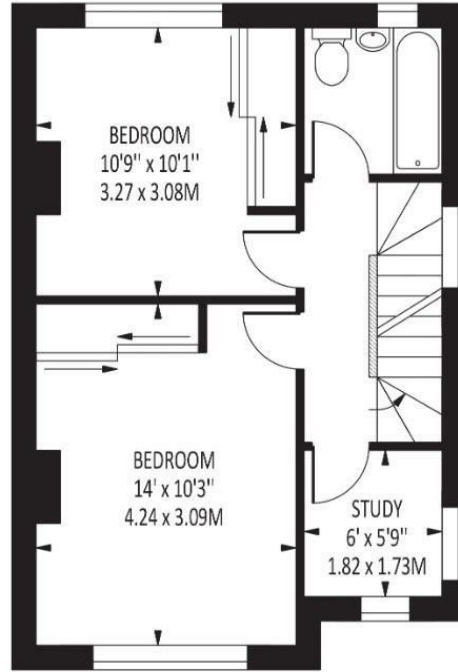
## Hartfield Road

Total Area: 1055 SQ FT • 98.04 SQ M  
(Including Restricted Height Area)  
Restricted Height Area : 25 SQ FT • 2.28 SQ M

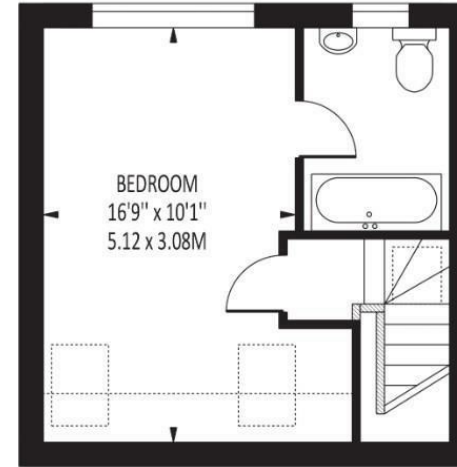
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>63</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 |           |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.



