



Selwood Road, Chessington

The **PERSONAL** Agent

Price Guide £630,000

Freehold

- Four/Five spacious bedrooms
- Generous and flexible family home
- Welcoming central entrance hall
- Two/three reception rooms
- Kitchen/breakfast room
- Family bathroom & family shower room
- 50ft Southerly facing garden
- Generous driveway with parking
- Fantastic & desirable residential road
- Scope to extend further STPP



Nestled in a sought-after residential road within the very heart of Chessington, this cleverly extended semi-detached house offers a perfect blend of charm and flexible day to day living.

Boasting three reception rooms, this property provides ample space for entertaining or relaxing with family. With four/five generously sized bedrooms and two bathrooms, there is also plenty of room for everyone to spread out and enjoy their own space.

Spanning 1,340 sq ft, this well-maintained home features a delightful 50ft South facing garden, perfect for enjoying sunny afternoons or hosting summer gatherings. The property also benefits from parking for two vehicles, a valuable commodity for any growing family in this popular residential area.

The charm and well thought out layout of this house shines

through, offering a warm and inviting atmosphere from the moment you step into the central entrance hall. Whether you are looking to unwind in one of the two/three reception rooms or enjoy the tranquillity of the spacious bedrooms, one of which is downstairs with its own front access adding further adaptable space, this property caters to all your needs.

At the heart of the home is a good sized kitchen that comfortably houses a breakfast table and chairs, further adding to the practicality of this property alongside the option to extend into the loft or even to the rear if the new owner required more space in the future STPP.

Don't miss the opportunity to make this charming house your new home in this desirable location. With its convenient layout, ample living space, and beautiful garden, this property is sure to capture the hearts of those seeking a comfortable and stylish living environment.

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 - E



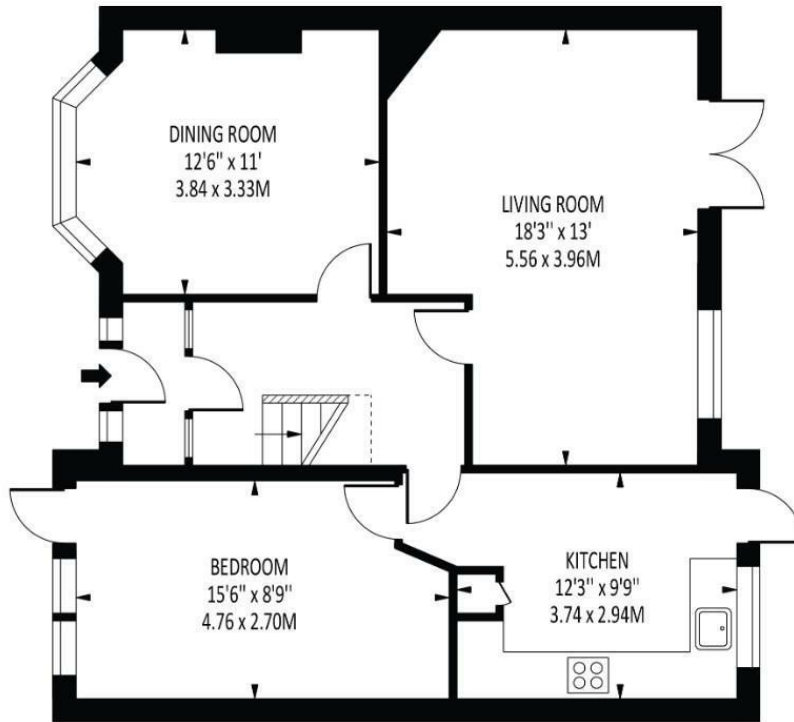


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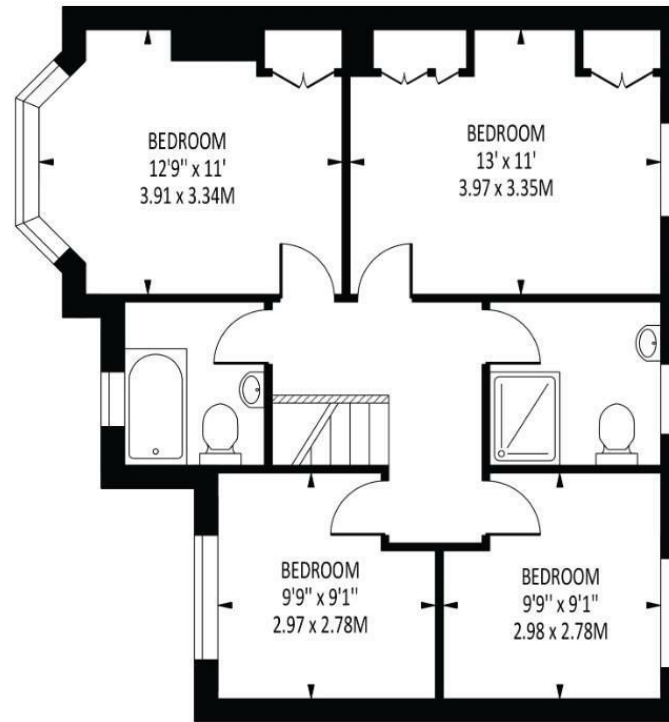


Selwood Road

Total Area: 1340 SQ FT • 124.45 SQ M



GROUND FLOOR



FIRST 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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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.

