



Filby Road, Chessington

The **PERSONAL** Agent

# Guide Price £650,000

## Freehold

- Four Bedrooms
- Two Bathrooms
- Utility Room
- Stunning Kitchen/Living Room
- Quartz Worktops
- Off Street Parking
- Garage
- No Chain
- Close to Shops & Amenities

The Personal Agent are delighted to welcome to the market this extended four bedroom semi detached bungalow, presented with no onward chain.

The property itself has been totally refurbished throughout boasting a stunning kitchen/reception area, four bedrooms, luxury bathroom & shower room.

The property goes on to offer a private rear garden with side access and off street parking.



The property is approached via a private, full width driveway that provides off street parking. The enclosed entrance porch leads to a welcoming hallway where there is access to both downstairs bedrooms, a luxury family bathroom and a stunning kitchen/reception room.

On the first floor are two further double bedrooms and a family shower room and the outside is completed by the private rear garden that enjoys pedestrian access to the side from the front driveway.

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



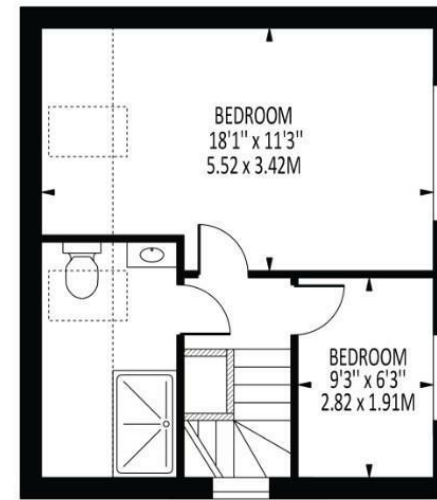
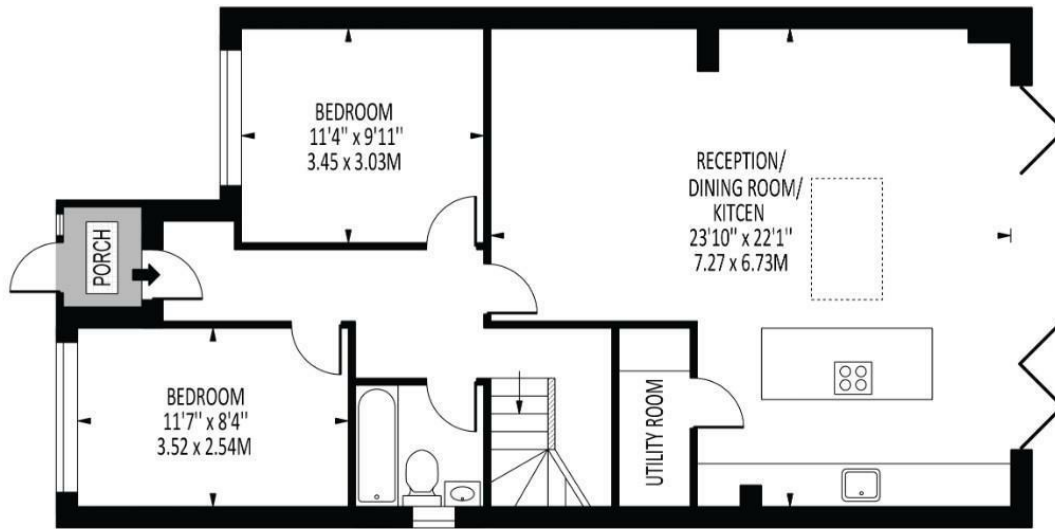


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Total Area: 1223 SQ FT • 113.49 SQ M  
(Including Restricted Height Area)  
Restricted Height Area : 68 SQ FT • 6.30 SQ M



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) <b>A</b>		<b>89</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>66</b>		
England & Wales		EU Directive 2002/91/EC

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The  
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Agent

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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.

