



Gilders Road, Chessington

The **PERSONAL** Agent

Price Guide £500,000

Freehold

- Georgian Style End Of Terrace House
- Entrance Hall
- Downstairs Claokroom
- Fully Fitted Kitchen
- Spacious Lounge
- Conservatory/Dining Room
- Three Bedrooms
- Family Bathroom
- Level Rear Garden Backing Nature Reserve
- Garage- En-Bloc and No Onward Chain.

A unique INVESTMENT OPPORTUNITY to acquire a three bedroom end of terrace house currently tenanted until Nov 2025. The property benefits from a paved low maintenance rear garden with gated access onto Castle Hill nature reserve. The property is situated in quiet cul-de-sac and there is a garage en-bloc.

If you are looking for a rental investment property that you would eventually like to live in yourself, then this property is just for you!

The current tenants are part way through a 2 year assured shorthold tenancy (AST) which expires on 29th November 2025 when there is the option to renew with the existing tenants or a Section 21 notice can be served on 29th September 2025 providing the legally required 2 months notice.



Similar properties are currently renting between £1850 to £2000 p/c/m with a rental yield between 4-5%. Please note: the above are estimated figures only and subject to change in market conditions.

If you are interested please give us a call on 020 83939411 or email stoneleigh@thepersonalagent.co.uk

The house is situated towards the end of a popular close and is approached via lawned front garden.

The ground floor briefly comprises; entrance hall with a handy downstairs cloakroom and there is a fully fitted kitchen to the front aspect.

There is a spacious lounge with an adjoining conservatory that can be used as dining or family room and the garden benefits

from gate that leads out to a bridle path and direct access to a nature reserve.

Upstairs there are three well proportioned bedrooms and a family bathroom.

Outside there is a garage en-bloc and plenty of on road parking.

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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STONELEIGH/EWELL OFFICE

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Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

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Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
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The
PERSONAL
Agent

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