



Gilders Road, Chessington

The **PERSONAL** Agent

Price Guide £500,000

Freehold

- Georgian Style End Of Terrace House
- Entrance Hall
- Downstairs Cloakroom
- 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	67	78
(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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The
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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.

