



Leas Close, Chessington

The **PERSONAL** Agent

# Guide Price £550,000

## Freehold

- Stylish Three Bedroom House
- Entrance Hall with D/s Cloakroom
- Bright and Spacious Lounge with Dining/Family Area
- Modern Fully Fitted Kitchen
- Master Bedroom With Terrace Balcony
- Two further Bedrooms
- Modern Family Bathroom
- Level Front and Rear Gardens
- Detached Garage En-Bloc
- Quite Cul-De-Sac Location

A stylish three bedroom mock Georgian style house with landscaped front and rear gardens with a detached home office and terrace balcony to the rear accessed via the the master bedroom. The property benefits from a garage en-bloc and is situated in sought after cul-de-sac close to Castle Hill nature reserve.

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

The ground floor briefly comprises; entrance hall with a handy downstairs cloakroom and there is a modern fully fitted kitchen offering ample storage and a double glazed window to the front aspect.



There is a bright and spacious lounge fitted with a range of bespoke storage units and wall shelving and a chimney recess with television display recess. There is adjoining dining/family room with space for table and chairs and room for the kids to play.

Upstairs there are three well proportioned bedrooms all with double glazed windows and a modern family bathroom and there is direct access via the master bedroom to a first floor terrace balcony with wrought iron railings and space for table and chairs with views over the rear garden and beyond.

Outside the rear garden is laid mainly to lawn with a pathway which leads to a detached home office/studio fully equipped with power and lighting and a wireless

electric heater and there is a handy garage en-bloc and plenty of on road parking can be found in the close.

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  
Council tax band - E





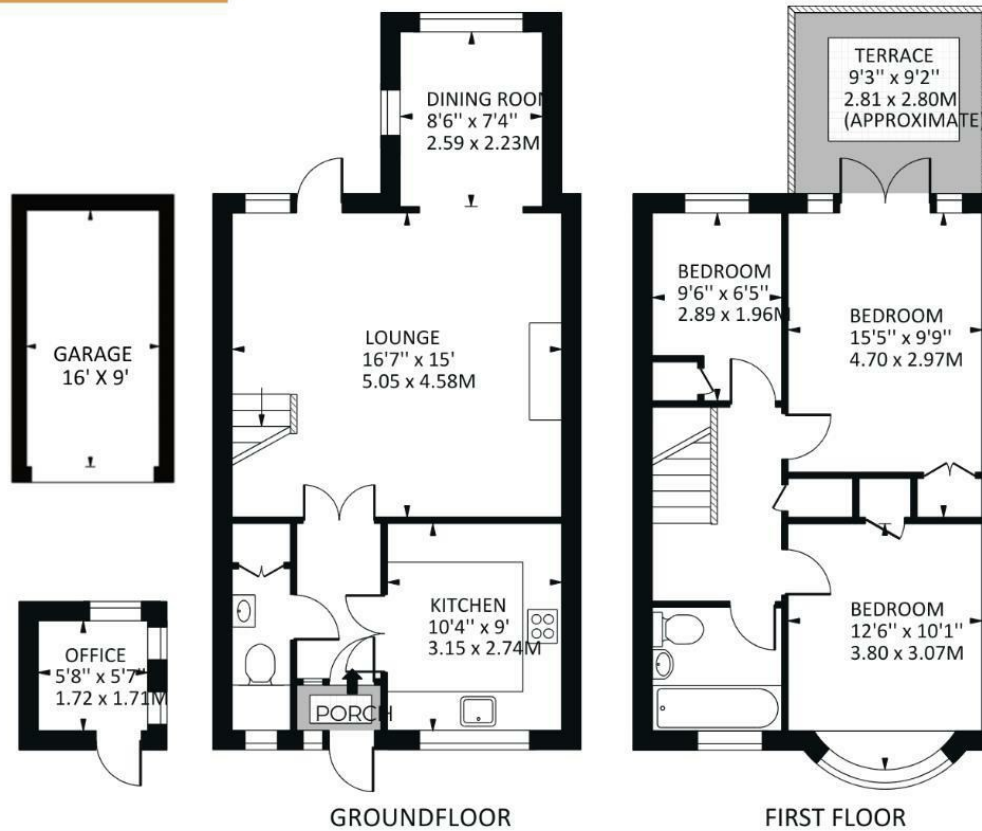
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## Leas Court

Total Area: 973 SQ FT • 90.38 SQ M

(Exc garage and Including Office)

Office Area : 31 SQ FT • 2.89 SQ M



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>82</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>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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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.

