



Bolton Road, Chessington

The **PERSONAL** Agent

Guide Price £725,000

Freehold

- Attractive Semi Detached Family Home
- Private Driveway and Attached Garage
- Covered Front Entrance and Hallway
- Separate Living Room With Bay Window
- Kitchen/Dining Room Plus Utility and Storage
- Four Well Proportioned Bedrooms
- Family Bathroom and Two W.C's
- Level Rear Garden
- Popular Area Close To North Chessington Station
- Vendor Suited With No Chain Above

The Personal Agent are pleased to present this attractive four bedroom semi-detached house that is located within the very heart of the highly desirable residential area being just a short walk from the town centre and Chessington North railway station, which is little over half a mile away.

Presented to a very good standard throughout, the property benefits from well appointed accommodation laid out over three floors. This fine house offers longevity and a fantastic opportunity to place your own stamp on and create a wonderful family home in one of the area's most favoured locations.

The accommodation comprises a spacious living room with bay window and feature fireplace, to the back is an extended kitchen/dining room that provides a great entertaining space and a hub for day-to-day family



life. From a practical sense there is separate utility room and handy storage room which leads through to the garage, this completes the ground floor accommodation. On the first floor there are also two generously proportioned double bedrooms, a third single bedroom and a modern upstairs bathroom suite and a separate cloakroom and on the 2nd floor the loft has been skillfully converted to provide a guest bedroom with plenty of eaves storage space and a W.C.

The level rear garden is an excellent additional feature to the property and enjoys a great degree of privacy being fully enclosed by fencing with a paved terrace area perfect for enjoying a drink with friends and family and a handy summer house. There is access to the side of the property and to the front is a driveway with off street parking and an attached

garage further potential for extension S.T.P.P and adding to the desirability of this already good sized family home.

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



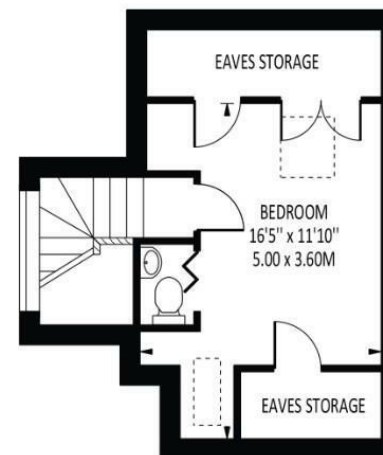
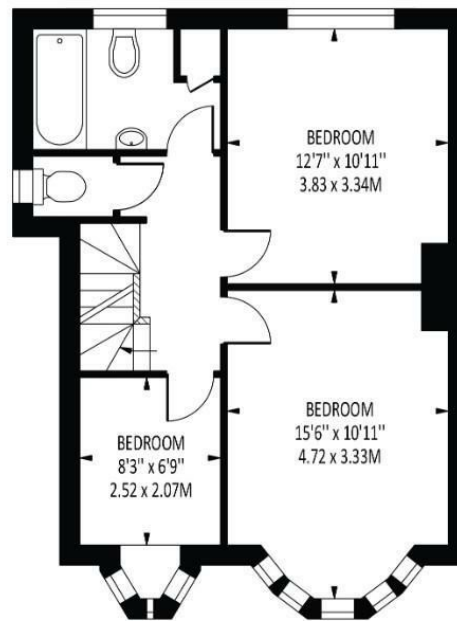
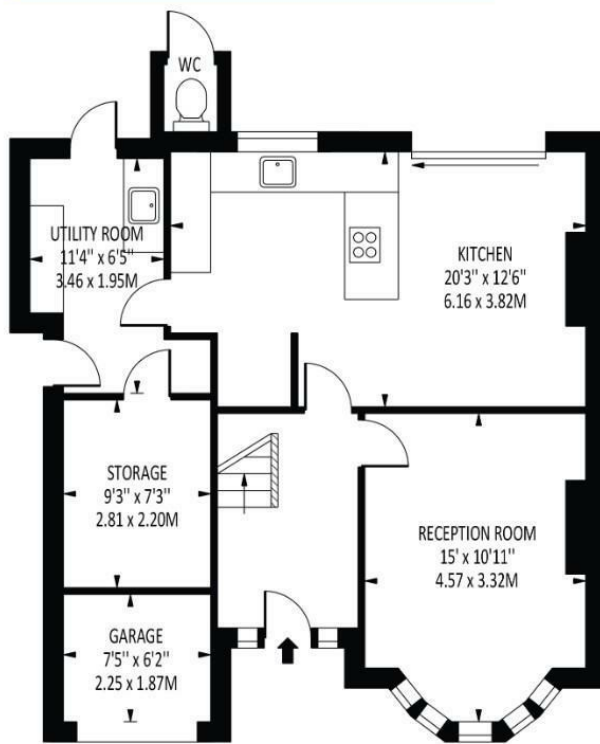


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Total Area: 1434 SQ FT • 133.25 SQ M
(Including Eaves Storage, Garage & Excluding W/C)
Eaves Storage Area : 60 SQ FT • 5.61 SQ M
Garage Area : 45 SQ FT • 4.21 SQ M



SECOND 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		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(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 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

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Agent

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



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.

