



Hillier Place, Chessington, KT9 2GF

welcome to

Hillier Place, Chessington

Barnard Marcus Estate Agents are delighted to present this rarely available four bedroom detached house. Presented in excellent condition throughout, in one of Chessington's most popular estates in close proximity to transport links and superb schools.



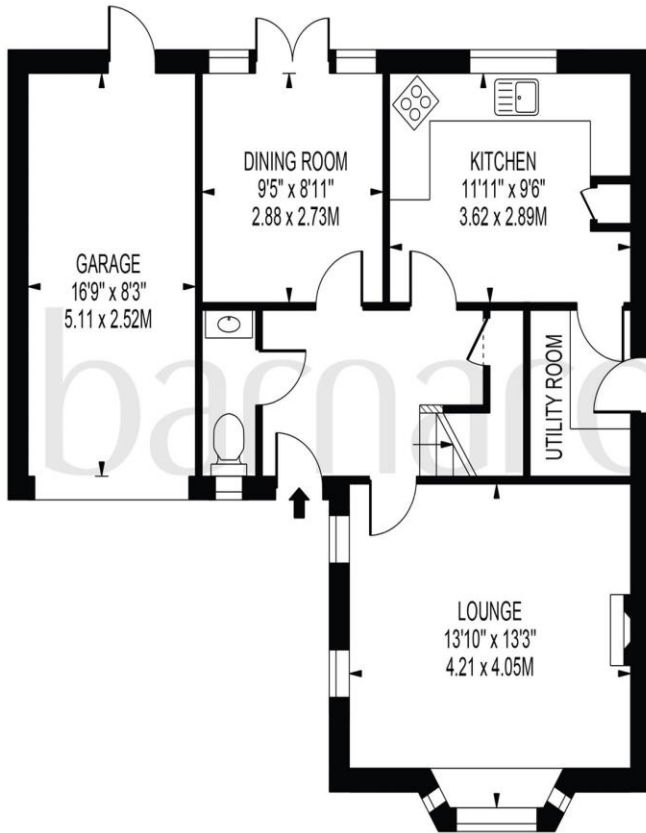
HILLIER PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1189 SQ FT - 110.47 SQ M

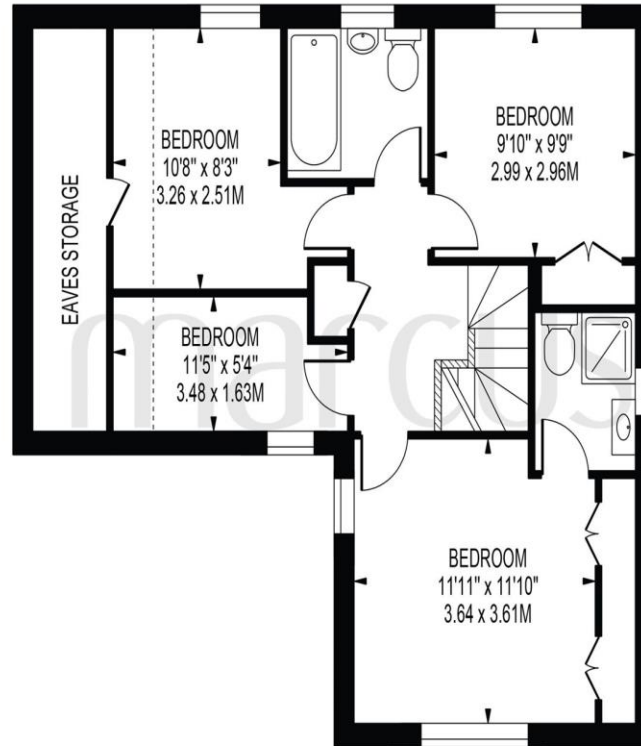
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT AREA: 99 SQ FT - 9.18 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 139 SQ FT - 12.88 SQ M



GROUND FLOOR



FIRST FLOOR

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 OR 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.

This outstanding home offers good size accommodation for the whole family and is ideally situated in a quiet residential cul de sac within the popular Mansfield Park development. Upon entry you are greeted with a spacious and bright hall with W/C to the left. Ahead is the gorgeous dining room with access to the rear garden via French doors. To the right is the modern kitchen breakfast room with granite work surfaces, fitted cupboards and wooden floor. The kitchen leads to the utility room which has further storage space, a sink and offers access to the garden. The ground floor is completed with the spacious dual aspect lounge which includes a working fireplace and feature bay window. To the first floor there is the master bedroom which has double fitted wardrobes and an en-suite shower room. Bedroom two also has the advantage of a fitted wardrobe. There is a white three-piece family bathroom suite and two further bedrooms, all accessed from the landing. Further benefits include newly fitted double glazed windows, gas fired central heating, no through traffic and a fabulous neighbourhood. To the front, there is a driveway with parking for several cars and a garage to the side. The rear garden has been maintained to an exceptional standard and is mainly laid to lawn with a separate patio area. Mature shrubs line the boundary to give optimum privacy and tranquillity.

Location:

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 South (Zone 6) station are every thirty minutes to London Waterloo via Wimbledon and Clapham Junction, and the property is also within walking distance to Chessington North Station (Zone 6) which too offers easy access to London stations. Open playing fields along with a newly developed children's playground are located very close to the home. Sought after Primary Schools and Secondary Schools are located within walking distance. Chessington World of Adventures Resort and Theme Park is nearby with the home currently benefiting from free annual tickets. There is an array of local amenities as well as outstanding open green spaces, including picturesque walks to the nearby Claygate and Winey Hill. Further benefits include being in close proximity to both the A3 and M25. With so much on offer, this is an absolute must view family home.

welcome to

Hillier Place, Chessington

- Four Bedroom Detached Family Home
- Separate Dining Room and Reception Room
- Kitchen/Breakfast Room and Utility Room
- Master Bedroom with Built in Wardrobes and En-Suite
- Garage and Off Street Parking
- Southerly Aspect Private Rear Garden
- In Close Proximity to Chessington North and South (Zone 6) Train Stations

Tenure: Freehold EPC Rating: C

offers in excess of

£750,000



view this property online barnardmarcus.co.uk/Property/EWE105813

Please note the marker reflects the postcode not the actual property



Property Ref:
EWE105813 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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