



barnard marcus

Gilders Road, Chessington KT9 2AD

welcome to

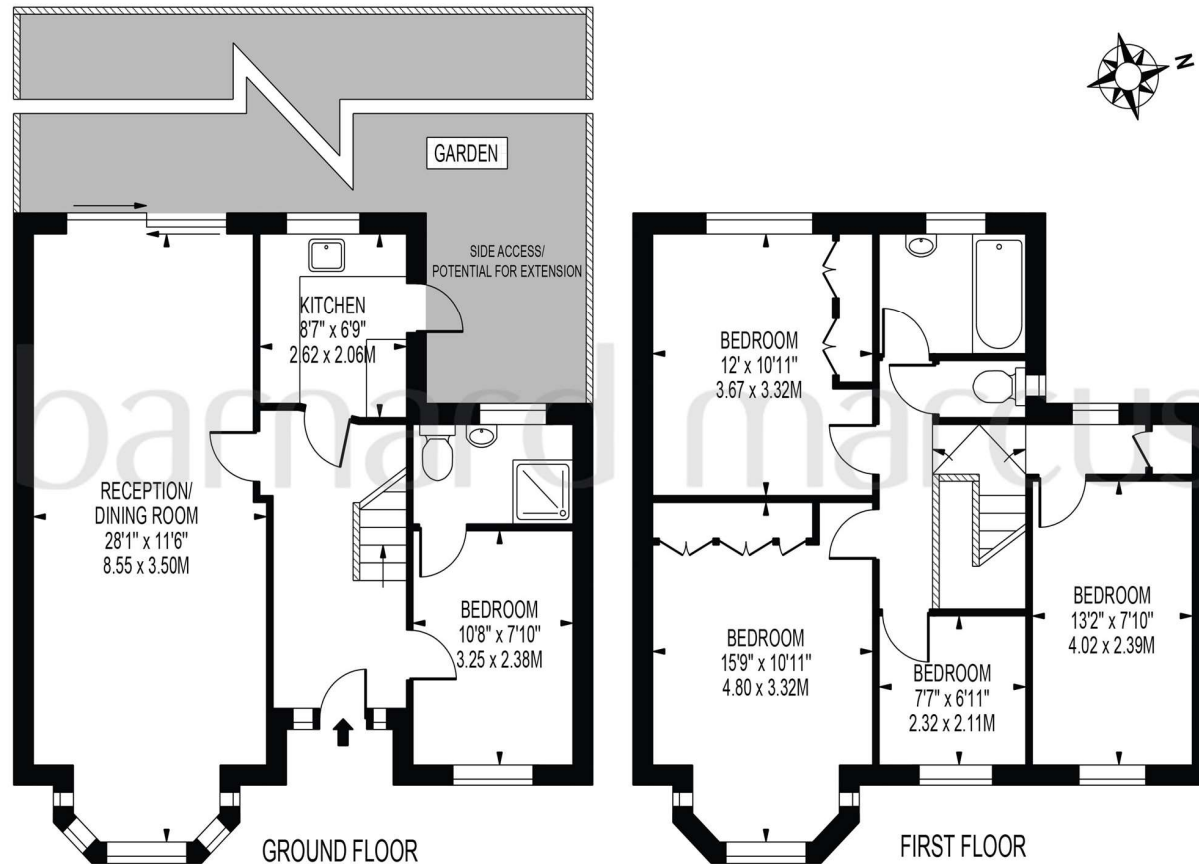
Gilders Road, Chessington

Barnard Marcus Estate Agents are delighted to welcome to the market, with no onwads chain, this four/five bedroom, detached family home with an outstanding garden and ample off street parking, ideally located in Chessington.



GILDERS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1192 SQ FT - 110.76 SQ M



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.

If you are seeking a large detached family home with plenty of space both internally and externally, the look no further than Gilders Road. Once inside there is an immediate feeling of space, with a large welcoming entrance hall which provides access to the through lounge/dining area which is a great size with plenty of room for all the family to relax and to the fitted kitchen with both rooms allowing access to the rear garden. The ground floor is completed with a fifth bedroom and en-suite shower room, which could also serve perfectly as a home office or play room. As you move upstairs there are four good size bedrooms (three doubles and a single) and a family bathroom with separate toilet. Outside is a fantastic sized private garden with a westerly aspect featuring a patio area, lawn and superb outlook of mature trees. To the front of the property is a large driveway with space for multiple cars. Further benefits include further potential to extend (STPP) and no onwads chain.

The position is superb only half a mile from Chessington North Mainline Station (Zone 6) serving London Waterloo, and the convenience of Chessington North shopping parade with transport links for the local and major areas in South London and Surrey and access to the M25 and A3. Chessington also benefits from some excellent local schools and gorgeous walks and parks.

welcome to

Gilders Road, Chessington

- Four/Five Bedroom Detached Family Home
- Outstanding West Facing Garden
- Potential to Extend STPP
- No Onwards Chain
- Off Street Parking for Multiple Cars

Tenure: Freehold EPC Rating: E

offers in excess of

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE105487



Property Ref:
EWE105487 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **barnard marcus**



020 8393 0977



Ewell@barnardmarcus.co.uk



429 Kingston Road, Ewell, EPSOM, Surrey, KT19 0DB



barnardmarcus.co.uk