



**Chessington Close, Epsom KT19 9EQ**



**welcome to**

**Chessington Close, Epsom**

A well presented and cleverly extended four bedroom semi detached home situated in a popular cul de sac in West Ewell. Nearby local Schools and Amenities as well as being on a bus route to Epsom Town Centre and Kingston Upon Thames.

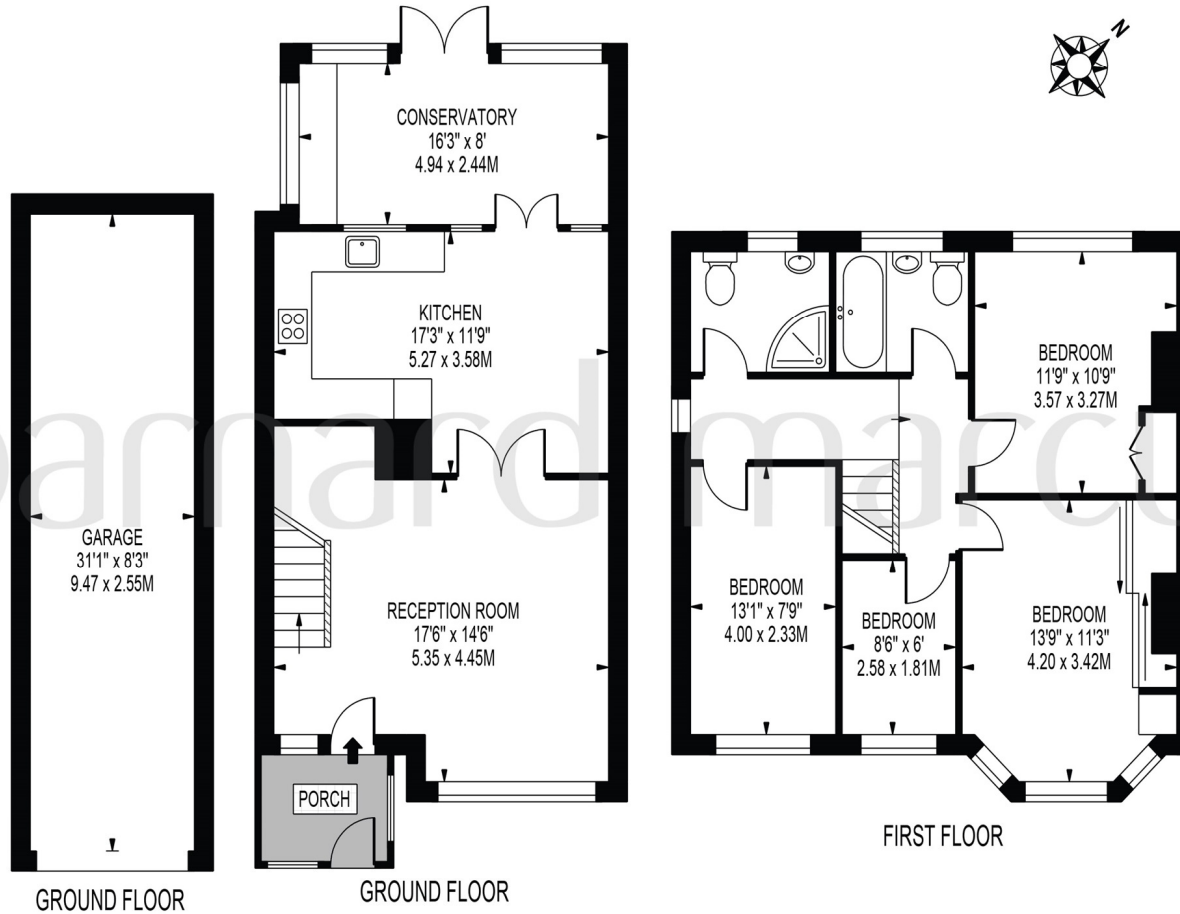


## CHESSINGTON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1195 SQ FT - 111.01 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 260 SQ FT - 24.15 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.

Barnard Marcus are pleased to welcome to the market a beautifully presented four bedroom semi-detached home situated in a residential cul de sac location nearby popular schools. Downstairs offers a sizeable porch area, a beautiful and bright living room with double doors leading to a spacious kitchen dining area and a conservatory to the rear of the property. This super home boasts a private and sizeable rear garden, a larger than average garage, off street parking for two cars and potential to extend further (STPP). The first floor offers four generously sized bedrooms, with the master bedroom comprising of built in wardrobes and a bay window, a modern shower room as well as a family bathroom.

Chessington Close is ideally situated within walking distance to popular primary and secondary schools including Danetree Primary, West Ewell Primary, Epsom and Ewell High, and others only a short bus ride away. You also benefit from being on the doorstep of Horton Country Park offering a plethora of walking and bike routes, Horton Golf Club, Hobbledown Farm, David Lloyd Gym and Tesco Express are also nearby.

welcome to

## Chessington Close, Epsom

- Four Bedroom Semi Detached Home
- Large & Private Rear Garden
- Substantial Garage & Driveway
- Good Condition Throughout
- Cul De Sac Location

Tenure: Freehold EPC Rating: E

guide price

**£650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106617](https://www.barnardmarcus.co.uk/Property/EWE106617)



Property Ref:  
EWE106617 - 0005

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.



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