



barnard marcus

**Filby Road, Chessington KT9 2AG**



**welcome to**

**Filby Road, Chessington**

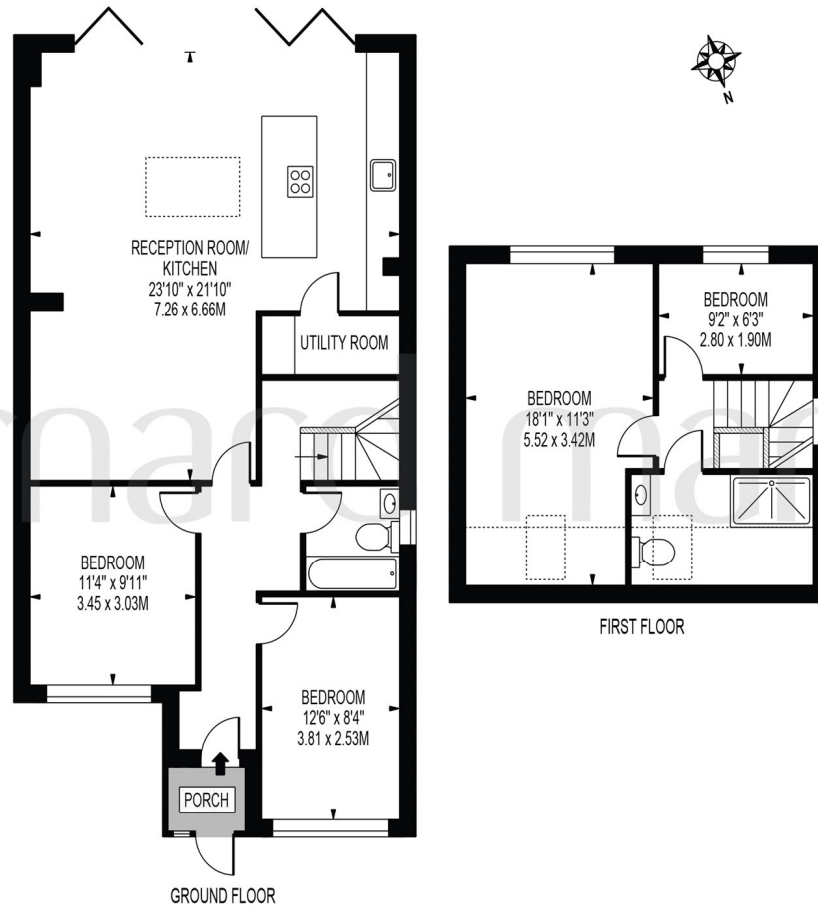
We are delighted to introduce to the market this stunning four bedroom renovated semi-detached family home on Filby Road, Chessington.



**FILBY ROAD,  
CHESSINGTON**

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1230 SQ FT - 114.29 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 68 SQ FT - 6.30 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.

This beautifully renovated home has been upgraded to an exceptional standard, offering modern, high-spec finishes throughout. On the ground floor, you'll find two spacious double bedrooms, a stylish family bathroom, and a large open-plan kitchen/dining reception room. The kitchen boasts quartz worktops, top-of-the-line appliances, and bi-folding doors that open onto a generous rear garden. A separate utility room adds extra convenience.

The first floor features the luxurious main bedroom, a second bedroom, and a contemporary shower room. The property has been fully rewired, fitted with new plumbing, a new roof, and benefits from underfloor heating, ensuring comfort and efficiency.

Situated in the popular area of Chessington, this home enjoys excellent transport links, with easy access to central London, reputable schools, and a range of local amenities, making it an ideal location for families and commuters alike.



welcome to

## Filby Road, Chessington

- Under-floor heating
- Large drive
- Quartz worktops
- Fully renovated
- Utility room

Tenure: Freehold EPC Rating: D

guide price

**£675,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106833](https://barnardmarcus.co.uk/Property/EWE106833)



Property Ref:  
EWE106833 - 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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