



Bolton Road, Chessington KT9 2JF

welcome to

Bolton Road, Chessington

Barnard Marcus Is Excited To Offer This Well Positioned Four-Bedroom Semi-Detached House For Sale.

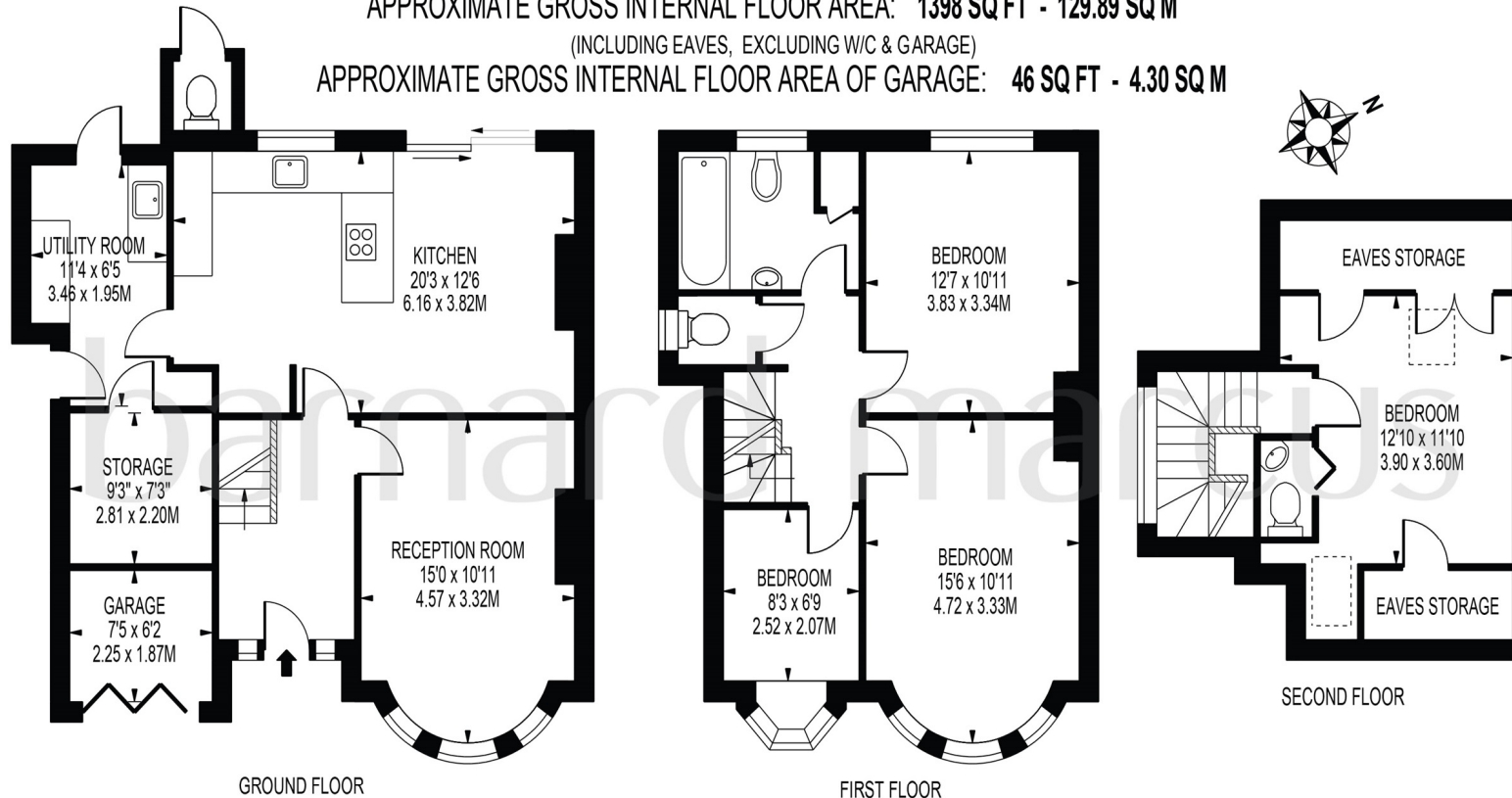


BOLTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1398 SQ FT - 129.89 SQ M

(INCLUDING EAVES, EXCLUDING W/C & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 46 SQ FT - 4.30 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.

Nestled on the peaceful and highly sought-after Bolton Road in Chessington, this beautifully presented four-bedroom semi-detached home offers spacious and versatile living across three well-balanced floors. The property benefits from a private driveway providing ample off-street parking, along with a garage and additional storage space. Upon entering, you are greeted by a welcoming hallway leading to a bright and inviting front reception room, enhanced by a charming bay window. To the rear, a modern kitchen/diner provides the perfect social hub for family living and entertaining, complete with direct access onto a private rear garden, ideal for outdoor dining and relaxation. A separate utility room and ground-floor WC add convenience to the home's thoughtful layout.

The first floor features three bedrooms, two of which are generous doubles and a well-sized third, served by a contemporary family bathroom and additional WC. The second floor boasts a spacious fourth bedroom with its own WC, offering an ideal guest suite, home office or teenager's retreat.

Situated in a quiet residential road, the property is within easy reach of excellent local schools, both primary and secondary, and benefits from superb transport links connecting London and Surrey with ease. Well maintained throughout and offering scope to extend further (STPP), this impressive family home combines comfort, practicality and future potential in a truly desirable location.

welcome to

Bolton Road, Chessington

- A Beautifully Presented Semi-Detached House On A Quiet Residential Road
- Four Great Sized Bedrooms
- Excellent Transport Links Connecting Surrey & London With Ease
- Close To Shops & Local Amenities
- A Well Sized Private Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£725,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106667



Property Ref:
EWE106667 - 0002

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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