



barnard marcus

**West Road, Chessington, KT9 2NR**

**welcome to**

**West Road, Chessington**

Located in a quite & peaceful cul-de-sac; this four bedroom semi-detached home spans just over 1,200 sq ft whilst further benefiting from two bathrooms as well as a nearly 80 ft rear garden and a garage. With the additional benefits of a spacious drive way, this property requires immediate inspection

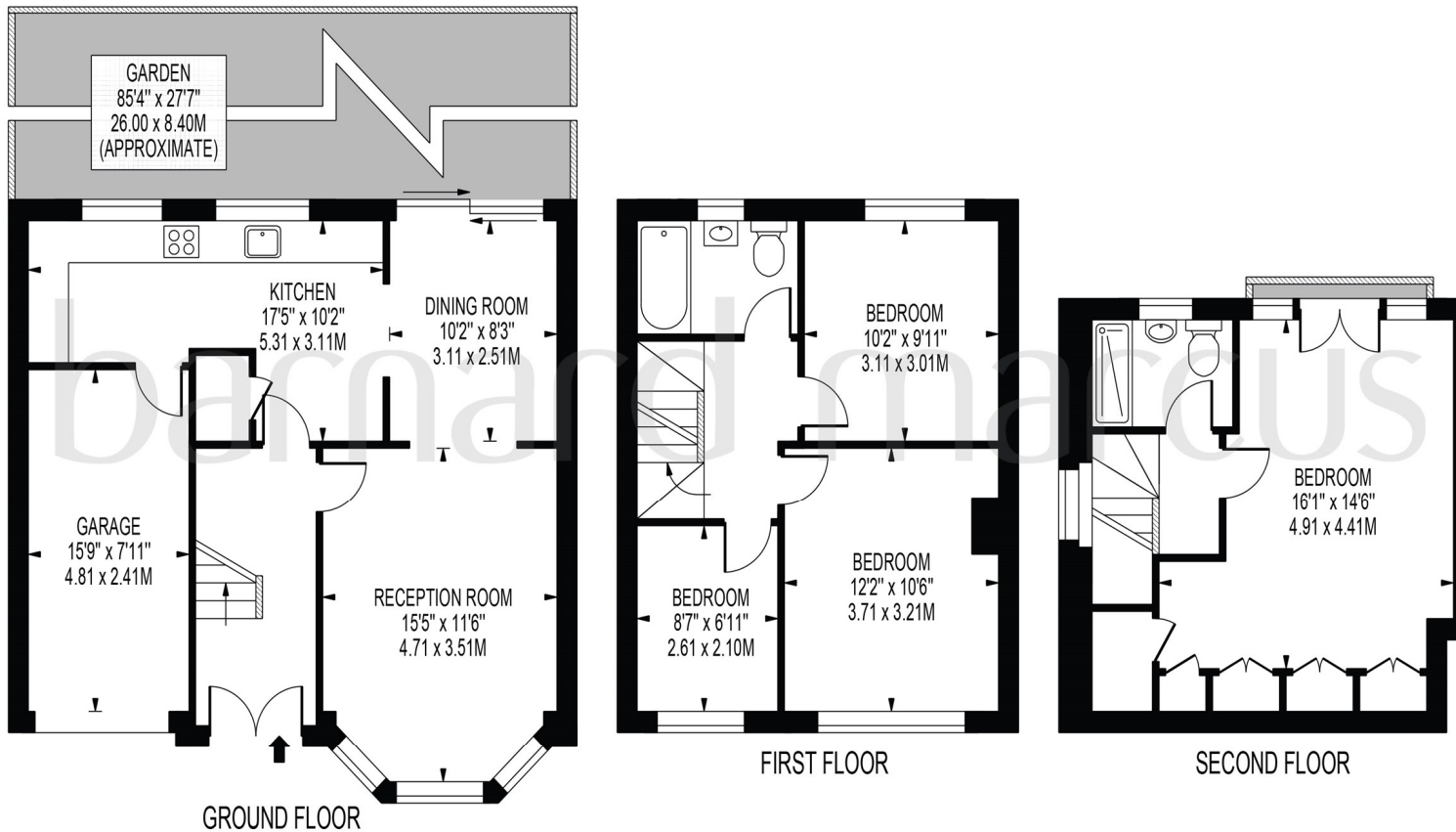


## WEST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1201 SQ FT - 111.58 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 125 SQ FT - 11.59 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.

Residing in a quite & peaceful cul-de-sac; this four bedroom semi-detached home spans over 1,200 sq ft of contemporary living accommodation whilst further benefiting from excellent location to popular primary/secondary schools.

The heart of the home lies within the vast living area that given its orientation, enjoys an unlimited amount of sunlight throughout the day. The reception area flows elegantly on to the equally spacious kitchen/dining space. The dining area makes for the perfect entertaining space for those with large families & or those who like to entertain whilst the kitchen comes complete with an abundance of storage as well as counter top space.

Completing the ground floor of this exciting home are an approximately 80 ft rear garden & a sizable garage which can be accessed through the kitchen.

The first floor consists of two generously sized double bedrooms, a practically sized third bedroom & a three piece family bathroom. Completing this rare to market home on the second floor is a enormous master bedroom that nearly spans the length & width of the property; a tremendous amount of eaves storage & a wonderfully stylish en suite bathroom.

welcome to

## West Road, Chessington

- Four Bedrooms
- Two Bathrooms
- Semi-Detached
- 80 ft Approx Rear Garden
- Drive Way

Tenure: Freehold EPC Rating: C

**£650,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SUR108414 - 0003

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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