



Merritt Gardens, Chessington, KT9 2GJ

welcome to

Merritt Gardens, Chessington

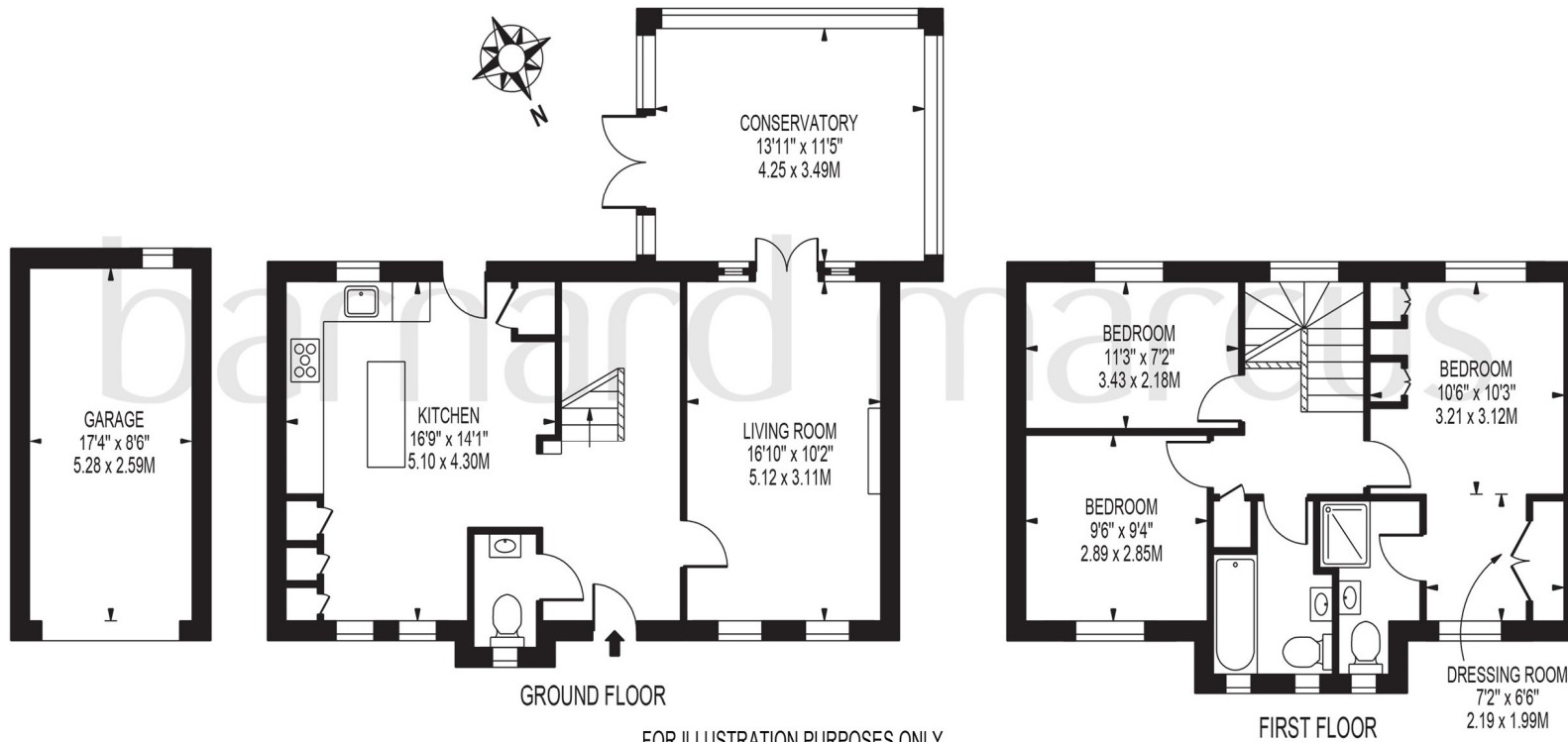
Hidden within a private development nearly an equal distance from both Chessington North & South Station; this breath-taking three double bedroom detached home also find itself within fantastic school catchments for both primary as well as secondary schools.



MERRITT GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1196 SQ FT - 111.08 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 147 SQ FT - 13.68 SQ M



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.
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Hidden within a private development nearly an equal distance from both Chessington North & South Station; this breath-taking three double bedroom detached home also find itself within fantastic school catchments for both primary as well as secondary schools making it the perfect family home.

This truly beautiful double fronted home certainly has an immense amount of curb appeal. Once inside, the welcoming hallway entrance flows elegantly in to the living room which grants access to the sizable conservatory area that allows an unlimited amount of natural light to illuminate both rooms through out the day.

Across the hallway is the vast & stylish kitchen/diner. This space comes complete with a wide variety of integrated appliances as well as an ample amount of useful storage whilst also offering an island & plenty of space for dining. Both kitchen & conservatory offer direct access to the luscious garden that incorporates both grass & decked areas. Completing the ground floor is a cloakroom/WC.

The top floor of this exquisite home consist of three double bedrooms, the master of which enjoying an en-suite bathroom & walk-in dressing room, as well as a well presented three piece family bathroom.

With the additional benefit of a chain free sale & sizable garage that could be utilised for a variety of different function; this home demands immediate inspection to avoid disappointment.

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Merritt Gardens, Chessington

- Three Double Bedroom
- Detached
- Stylish Condition Through Out
- Garage
- Chain Free
- Private Development
- Potential to Extend (STPP)
- Fantastic School Catchments

Tenure: Freehold EPC Rating: D

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/SUR103948



Property Ref:
SUR103948 - 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.

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