



Roebuck Road, Chessington KT9 1JU

welcome to

Roebuck Road, Chessington

Located just 0.5 miles from Chessington North rail station, this three bedroom mid-terrace home also falls within the catchments for good to outstanding schools making it perfect for young families. Additional benefits include chain free sale as well as 130 ft approx. garden



ROEBUCK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **810 SQ FT - 75.22 SQ M**
(EXCLUDING LEAN TO, STORE & GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF STORE: **45 SQ FT - 4.18 SQ M**
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **127 SQ FT - 11.83 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.
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Located just 0.5 miles from Chessington North rail station, this three-bedroom mid-terrace home also falls within the catchments for good to outstanding schools making it perfect for young families. The property's location further benefits from breath-taking scenic views from the both the garden as well as the second bedroom.

The heart of the home lies within the vast open plan living/dining space that given its orientation allows an ample amount of natural light to illuminate the area throughout all hours of the day. Flowing on from the open plan living/dining space is the approximately 130 ft rear garden that includes recently installed decking as well as a garage & shed. Completing the ground floor is a galley kitchen that enjoys a lot of storage & countertop space.

The first floor of this enchanting home consists of two sizable double bedrooms as well as practically sized third bedroom with the addition of a contemporary three-piece family bathroom.

The home also holds an enormous amount extension in the form of a rear as well as loft extension (STPP) which would completely transform the home something incredibly unique. Conversion of the front garden to a driveway is also possible subject to planning permission.

With the additional benefit of a chain free sale - this property demands immediate inspection to avoid disappointment.

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Roebuck Road, Chessington

- Three bedrooms
- Mid-terrace
- Chain free
- Approx 130 ft rear garden
- Huge potential for extension STPP

Tenure: Freehold EPC Rating: C

guide price

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR108734



Property Ref:
SUR108734 - 0003

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