



**Court Crescent, Chessington, KT9 2PL**



**welcome to**

## **Court Crescent, Chessington**

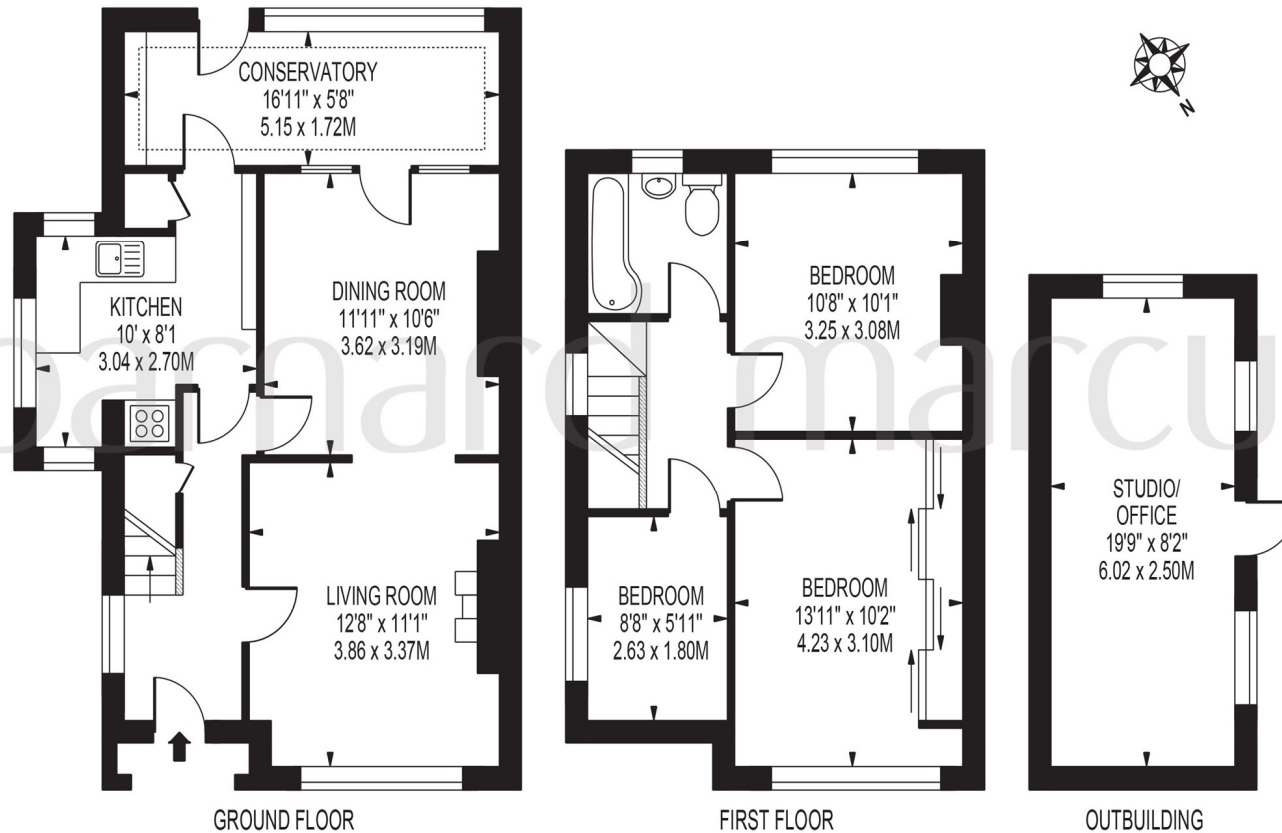
Located equal distance from Chessington North & South station; this three bedroom semi-detached home also falls within the catchments for a variety of popular primary & secondary schools making it perfect for young families.



## COURT CRESCENT, CHESSINGTON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 942 SQ FT - 87.54 SQ M  
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 162 SQ FT - 15.05 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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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.

Located an equal distance from Chessington North & South rail station; this three bedroom semi-detached home also falls within the catchments for a variety of popular primary & secondary schools making it perfect for young families.

The heart of the home lies within the vast & airy open plan living dining space that given its orientation; enjoys an unlimited amount of natural light through out the day. Access to the sizable conservatory can be accessed through the living space as well as the functionally sized kitchen that enjoys a healthy amount of storage.

One of the many highlights of this enchanting home is the incredibly private south facing rear garden which also hosts a large & versatile outbuilding which can be utilised for a variety of different functions.

The top floor of the home incorporates three well proportioned bedrooms as well as a three piece family bathroom & a sizable loft that is fully boarded. The loft is accessible via a drop-down ladder & provides ample storage. As well as a large drive way, this home also holds a huge amount of extension potential - subject to planning permission.

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## Court Crescent, Chessington

- Three Bedroom
- Semi-Detached
- South Facing Garden
- Out Building
- Drive Way
- Equal Distance To Chessington North & South
- Huge Extension Potential (STPP)

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£525,000-£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUR108841 - 0007

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