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## Grange Road, Chessington, KT9 1EX

An excellent, very well presented three bedroom two bathroom semi-detached house, with a large garden workroom currently used as a dog grooming studio. Located on a popular residential road with schools, local shops and Chessington North station within easy reach. The many benefits include two good size open plan reception rooms, the front sitting room includes a bay window, the rear dining room has French doors opening to the garden. There is a separate modern fitted kitchen with integral appliances and a door leading to the garden. A welcoming entrance hallway with stairs to the first floor and a modern white ground floor shower room. On the first floor, a large master bedroom with fitted wardrobes, a double second bedroom and a single third room. There is also a white bathroom suite with a shower over the bath. Gas central heating and modern double glazing. To the rear a stone paved garden and a large wooden garden room/workshop. At the front, there is driveway parking for two cars. Council tax band D. A lovely home.

**Guide Price £580,000 Freehold**

**EPC Rating: D**

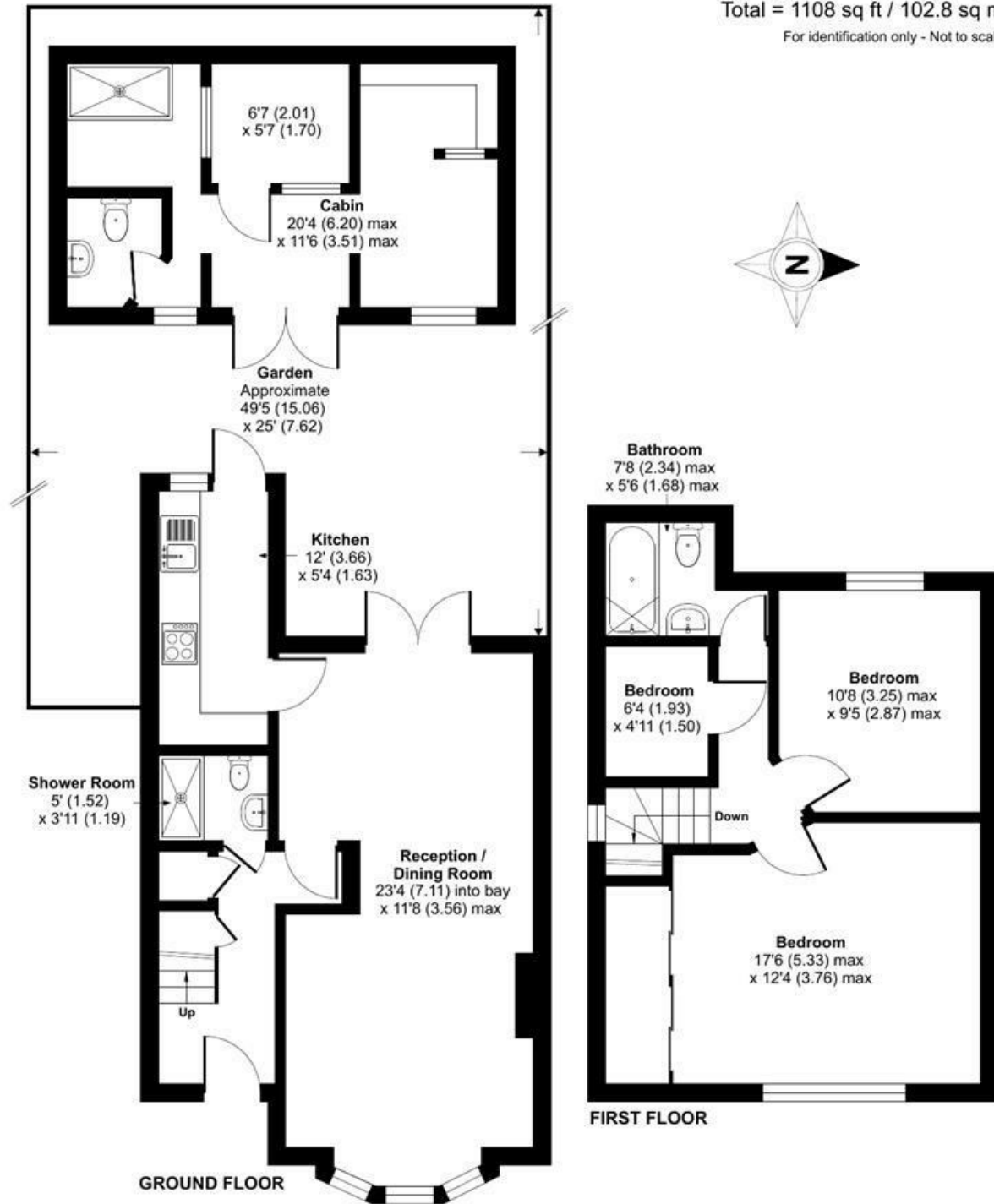
# Grange Road, Chessington, KT9

Approximate Area = 874 sq ft / 81.1 sq m

Outbuilding = 234 sq ft / 21.7 sq m

Total = 1108 sq ft / 102.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1141193.

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	