



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: [enquiries@matthewjamesestateagents.co.uk](mailto:enquiries@matthewjamesestateagents.co.uk)

[www.matthewjamesestateagents.co.uk](http://www.matthewjamesestateagents.co.uk)



## Cox Lane, Chessington, KT9 1DE

An outstanding, spacious three-bedroom end of terrace home which has been refurbished by the current owners and presented in a contemporary style. Located on a small crescent with schools, local shops, and Chessington North station within easy reach. The many benefits include a lovely sitting room with a fireplace and bespoke alcove joinery. The new shaker-style kitchen-breakfast room includes integral appliances and a dining bar. The large dining room enjoys bi-folding doors opening onto the garden. Underfloor heating on the ground floor. There is a contemporary garden room/office, a ground floor wc and a double-length narrow garage. On the first floor are two large double bedrooms with fitted wardrobes. A good size third bedroom with an open staircase leading to the refurbished loft. There is a sumptuous bathroom with a clawfoot bath and a separate shower. Gas central heating and double glazing. The beautifully landscaped garden is terraced with lovely sitting areas, structured planting, lawn and decking. Council tax band D. A excellent home.

**Guide Price £630,000 Freehold**

**EPC Rating: D**

# Cox Lane, Chessington, KT9

Approximate Area = 1243 sq ft / 115.4 sq m

Limited Use Area(s) = 285 sq ft / 26.4 sq m

Garage = 170 sq ft / 15.7 sq m

Outbuilding = 85 sq ft / 7.8 sq m

Total = 1783 sq ft / 165.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1278008

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		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
	77	
56		
England & Wales		
EU Directive 2002/91/EC		

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