



**91 Rhodrons Avenue, Chessington,
KT9 1AY**

£599,950 Freehold

Local Authority

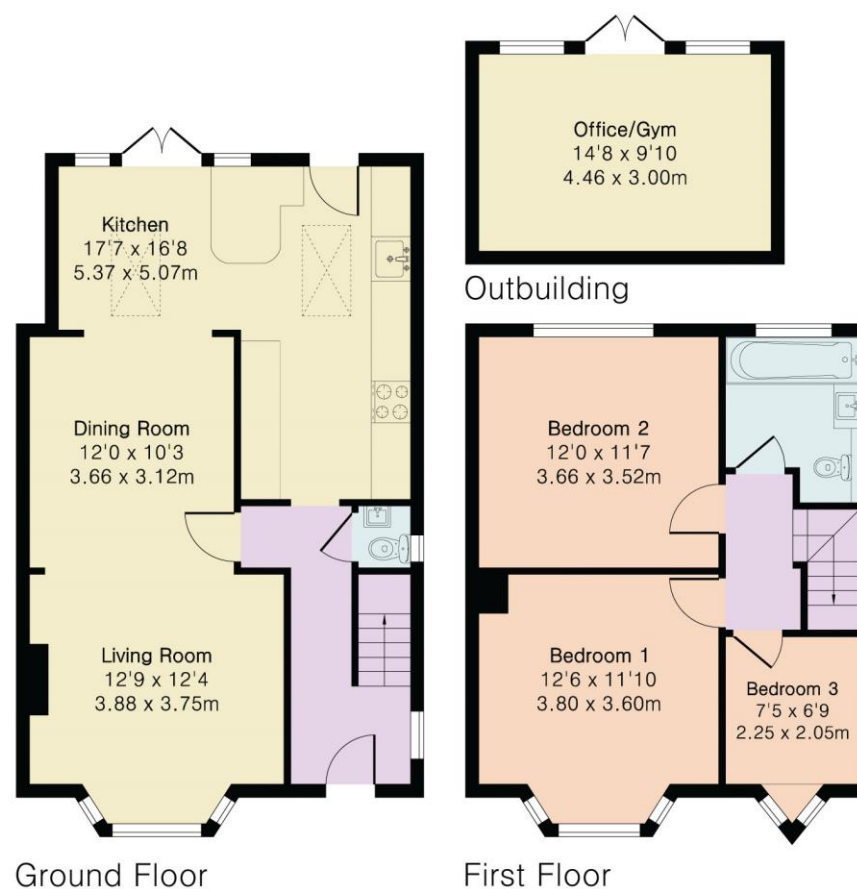
Royal Borough of Kingston upon Thames
Council Tax Band: E

**Approximate Gross Internal Area 1030 sq ft - 96 sq m
(Excluding Outbuilding)**

Ground Floor Area 589 sq ft – 55 sq m

First Floor Area 441 sq ft – 41 sq m

Outbuilding Area 144 sq ft – 13 sq m



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A beautifully presented 3 bedroom semi detached home offering a delightful rear garden combined with being situated within easy reach of shops catering for daily needs.

THE PROPERTY

Originally constructed in the 1930s this popular style of home has over a number of years been extended and modernised enabling the property to now benefit from light, bright and contemporary accommodation as well as a real feeling of space. On the ground floor this consists of a generous size lounge leading through to the dining room which in turn opens out onto the kitchen family room, the former providing an excellent range of matching eye and base level units together with ample work tops, a breakfast bar and double opening patio doors leading to the rear garden. To the first floor there are then 3 bedrooms and a modern family bathroom. To the front there is useful off street parking with side gated access leading to the superb rear garden incorporating a wide decked sun terrace leading onto a good expanse of astro turf with a **detached home office / gym** located to the rear. In total the garden extends to 63ft x 24ft (19.3m x 7.3m).



SITUATION

The property is located within walking distance of Chessington North Station providing easy access to London Waterloo, running every 30 minutes and taking approximately 35 minutes. Local bus routes including the 465 and 71 connect you to Kingston, Epsom and other nearby towns. The A3 and M25 are also closeby providing good motorway access to both Heathrow and Gatwick airports. There are shops closeby catering for daily needs with a more comprehensive range of amenities to be found at Kingston town centre.

