

146 Rollesby Road, Chessington
Surrey, KT9 2BY
Guide Price £565,000 Freehold



STUNNING, BRIGHT AND ATTRACTIVE MID-TERRACE HOME OFFERING FABULOUS OPEN PLAN LIVING SPACE, WITHIN EASY REACH OF THE RAIL STATION AND LOCAL SCHOOLS

**Reception hall - Cloakroom - Open plan living/kitchen/dining room - Fully-fitted kitchen - Principal bedroom with en suite shower room
2 further bedrooms - Family bathroom - Driveway providing off-street parking - Rear garden - Council tax band: D**

We are delighted to bring to the market a simply outstanding mid-terrace property that has been completely transformed by the current owners to an exceptionally high standard. Re-modelled, extended and refurbished with beautiful wood floors throughout, this wonderfully bright and stunning family home now offers three spacious bedrooms and en suite shower room, a fabulous open plan living space with a skylight over the living area that floods the room with light, bi-fold doors to the garden and a fully-fitted modern kitchen, plus a luxury family bathroom.

Outside, there is off-road parking while at the rear, the garden is bordered by wood and concrete fence panels, a full-width patio for entertaining and allows the new owners to create their own outdoor haven. There is also an outdoor building that is ideal for a home office.

Chessington

Chessington North and Chessington South rail stations offering regular services to London Waterloo, London Bridge, London Victoria and London Euston

Good transport links including the A3 and M25 within easy reach nearby, leading to central London and the national motorway network
Excellent choice of schools, including St Paul's CofE Primary School, St Clement's Catholic Primary School, Chessington School, St Philip's School and Castle Hill Primary School

Leisure amenities, including Chessington World of Adventure, Chessington Sports Centre, Horton Country Park, Hobbledown Adventure Farm Park and Zoo, and Nonsuch Park

Wide variety of shopping outlets, international cuisine restaurants and cosmopolitan cafes
High Street names and department stores in nearby Epsom and Leatherhead

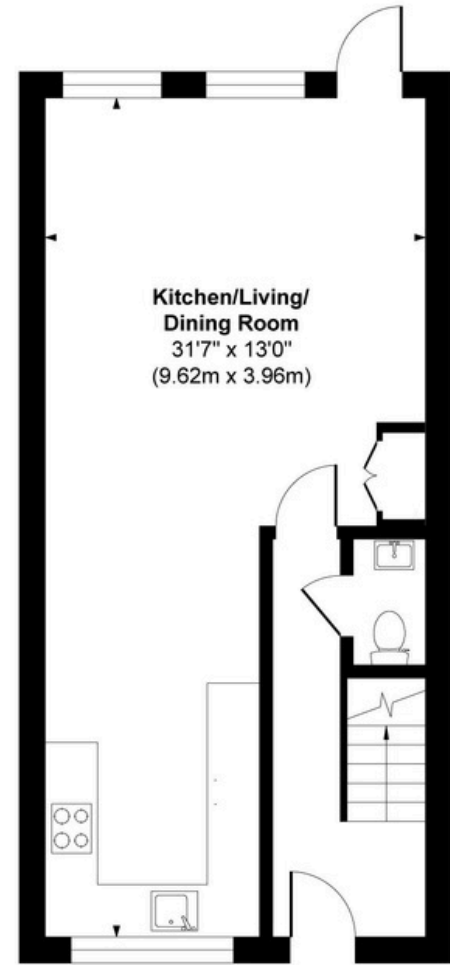
Epsom : 2.7 miles – Ewell : 2.5 miles – Leatherhead : 6 miles – Long Ditton : 3.6 miles – Worcester Park : 3.1 miles
Central London : 17 miles – Heathrow : 14.6 miles – Gatwick : 23.4 miles
(all distances are approximate)



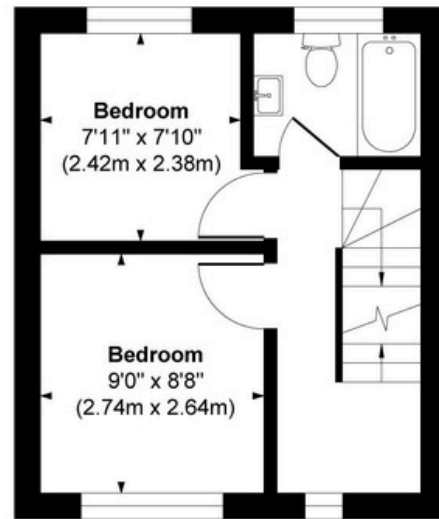




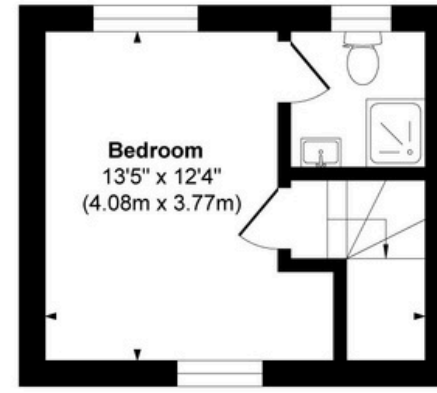




Ground Floor



First Floor



Second Floor



Approx. Gross Internal Floor Area 876 sq. ft / 81.42 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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