

Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

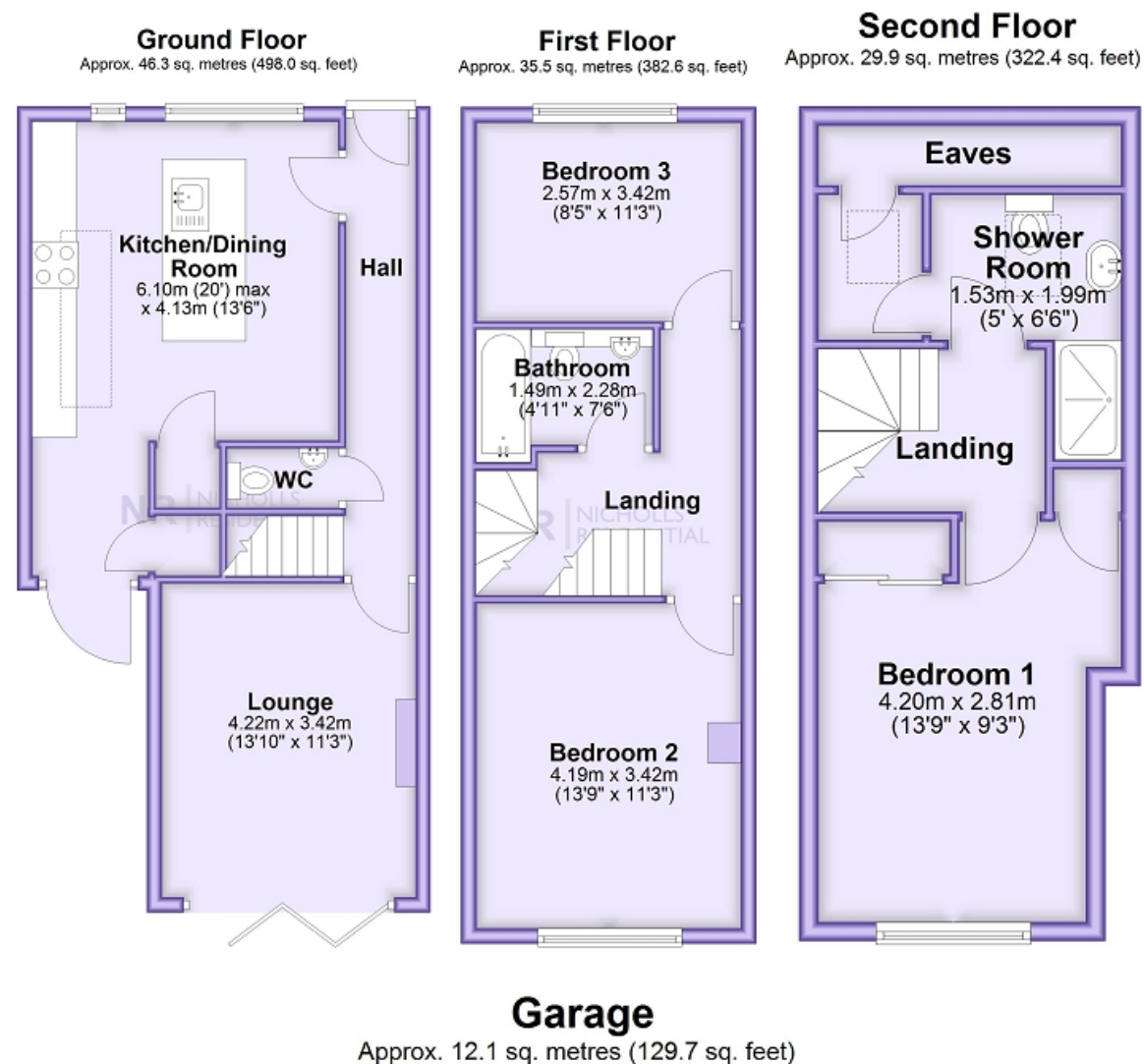
Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

67a Leatherhead Road, Chessington, Surrey

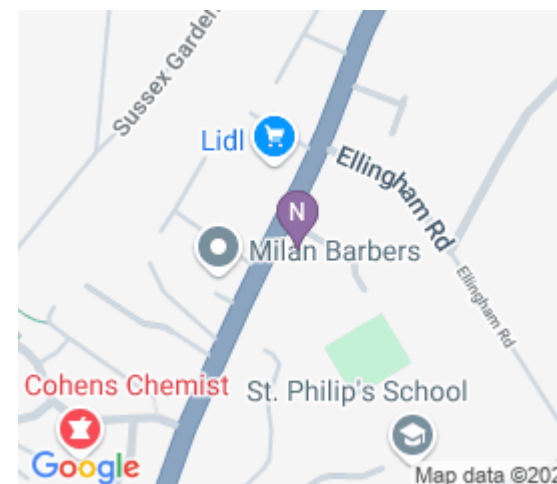
- Beautifully Presented Throughout
- Extended Family Home
- Three Double Bedrooms & Two Bathrooms
- Contemporary And Thoughtfully Designed
- Modern Extended Kitchen
- Front Garden Cabin/Home Office
- Downstairs WC
- Garage
- Landscaped Rear Garden

£570,000 Freehold



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Beautifully presented three double bedroom, two bathroom house that is conveniently positioned for many of the local amenities. The property has been extended and enhanced by the current owners to offer spacious and modern living throughout. On the ground floor there is the fabulous extended kitchen/dining room, fitted with a wide range of units including a cleverly designed cupboard to house appliances, a central island to allow for plenty of storage and work surface as well as a feature sky lantern above the units which floods the whole space with natural light. There is a downstairs wc and a good size lounge with bi-folding doors opening onto the rear garden and a feature fireplace with a log burner. On the first floor there are two double bedrooms and a modern family bathroom and on the second floor is the main bedroom with built in wardrobes, separate shower room wc and there is eaves storage as well. Outside to the rear is a low maintenance garden benefitting from large paving, sitting area and imitation lawn, raised flower borders and steps up to the access to the garage. To the front there is a wood cabin offering a great workspace and a garage at the rear. Viewing is highly recommended to fully appreciate this stunning property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

