

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.

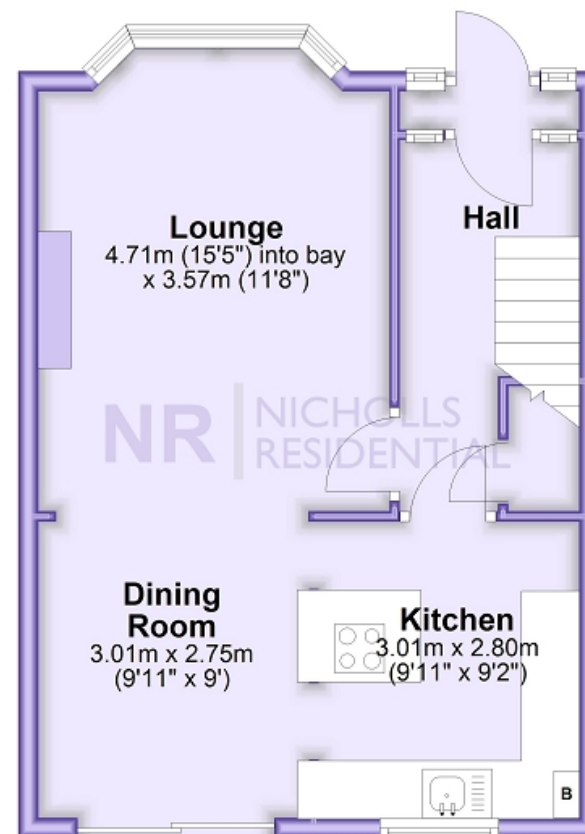
301 Hook Road, Chessington, Surrey

- Three Bedroom Semi Detached House
- Open Plan Kitchen/Dining/Living Space
- 4pc Bathroom Suite
- Private Rear Garden
- Presented In Good Order
- Off Street Parking
- Viewing Highly Recommended
- Garage

£529,950 Freehold

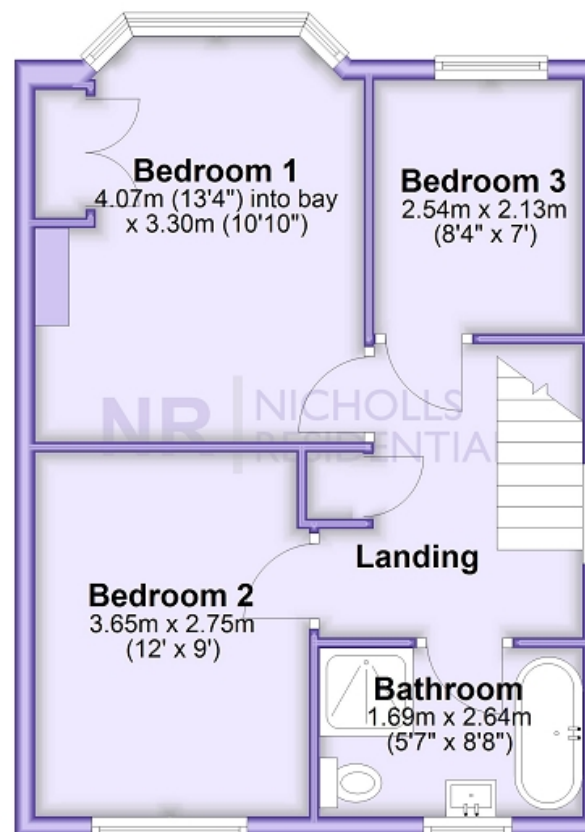
Ground Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



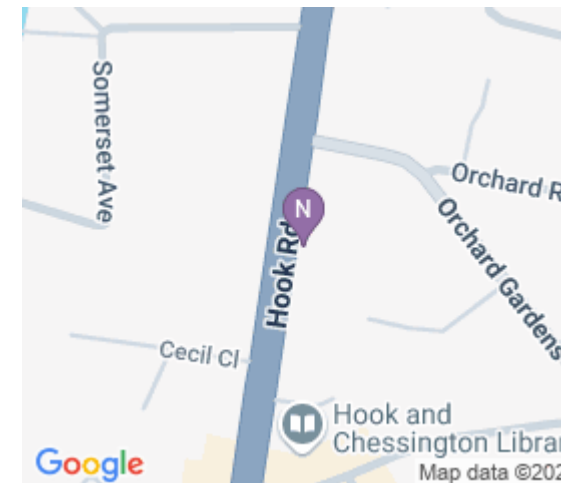
First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



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.

Nicholls Residential are delighted to market this three bedroom semi detached house. The property is conveniently located for bus routes, schools and local amenities. The hallway is light and airy with wooden floors leading into the open planned kitchen / dining and lounge, with the wooden floors continuing throughout the ground floor. The kitchen is fitted with a good selection of wall and base units complete with oak work surfaces and butler style sink, the lounge and dining areas are neutrally decorated with a double glazed bay window to the front and double glazed patio doors to the rear. To the first floor there are three bedrooms, two doubles and a single. Completing this floor is a 4pc bathroom suite, fitted with a free standing bath with wall mounted taps, wash hand basin set in a vanity unit, heated towel radiator and shower fitted with a large rain fall shower head. The rear garden is fully decked and enclosed offering a good level of privacy. There is a garage with up and over door (not used for car storage). The front is brick paved with raised brick borders which offers parking off road. Viewing is highly recommended to fully appreciate what this wonderful property has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.

