



Clippesby Close, Chessington KT9 2DX

welcome to

Clippesby Close, Chessington

A Stunning Three-Bedroom Family Home on a Peaceful Cul-de-Sac in Chessington

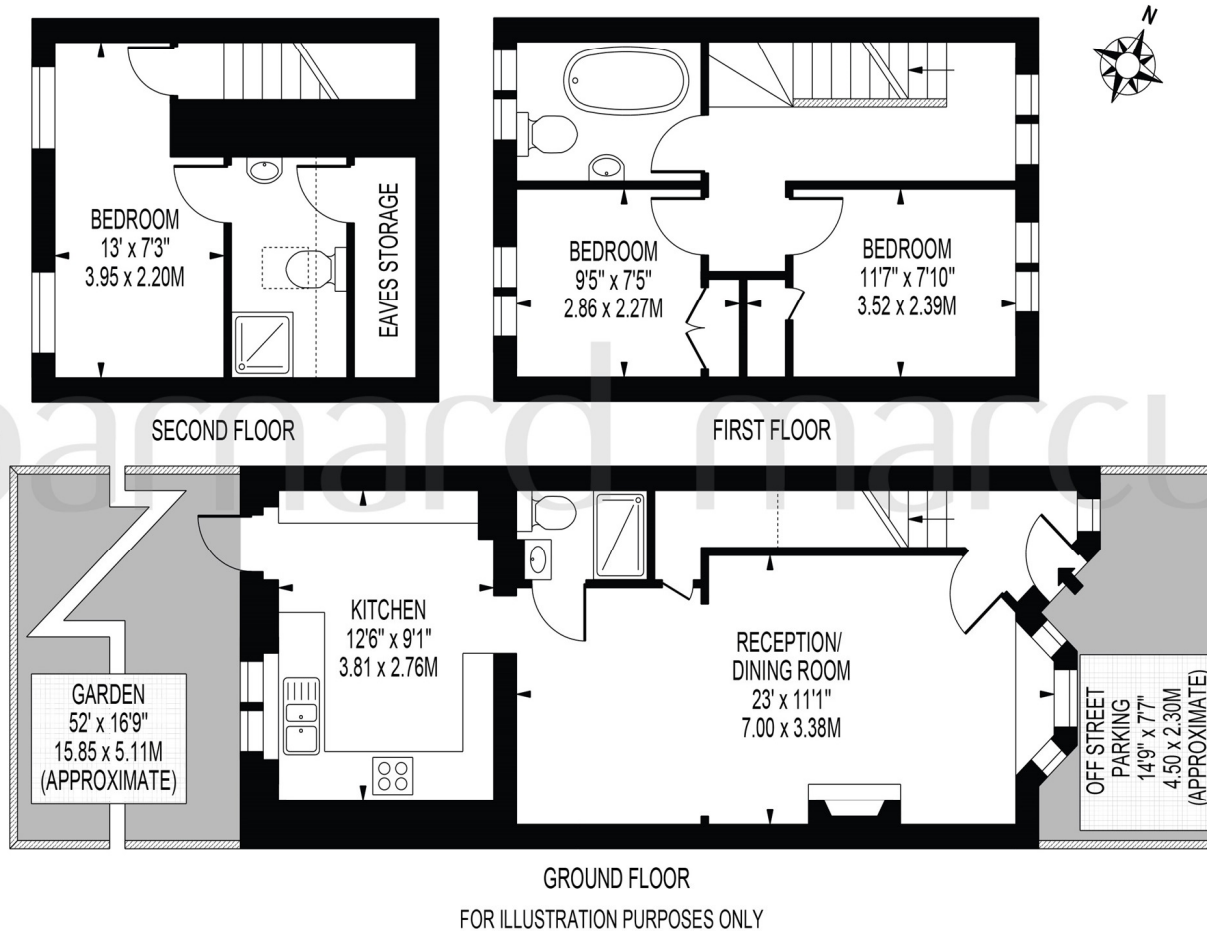


CLIPPESBY CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **926 SQ FT - 86.03 SQ M**

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **57 SQ FT - 5.30 SQ M**



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Tucked away on a peaceful cul-de-sac in the heart of Chessington, this beautifully presented three-bedroom, three-bathroom home is perfect for buyers seeking space, style, and convenience. On arrival, you're welcomed by a private driveway offering off-street parking. Inside, a spacious 23ft reception/dining room creates a warm and inviting first impression - ideal for relaxing with the family or entertaining friends. The ground floor also benefits from a modern shower room and a stylish kitchen, fitted with contemporary units and offering direct access to the private rear garden, perfect for outdoor dining or summer gatherings.

On the first floor are two well-proportioned bedrooms and a beautifully renovated family bathroom, while the top floor boasts a further bedroom complete with its own en-suite, making it an ideal principal suite or private guest space. The property is in excellent condition throughout and ready to move straight into.

Clippesby Close is a quiet, family-friendly location close to excellent primary and secondary schools, local amenities, and superb transport links into London and across Surrey. A truly wonderful home combining modern living with a fantastic setting

welcome to

Clippesby Close, Chessington

- Quiet Cul-De-Sac Location
- Beautifully Renovated To A High Standard
- Driveway & Private Rear Garden
- Close To Transport Links Connecting London & Surrey With Ease
- A South West Facing Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£460,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107115



Property Ref:
EWE107115 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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