



barnard marcus

Crayke Hill, Chessington KT9 2JY



welcome to
Crayke Hill, Chessington

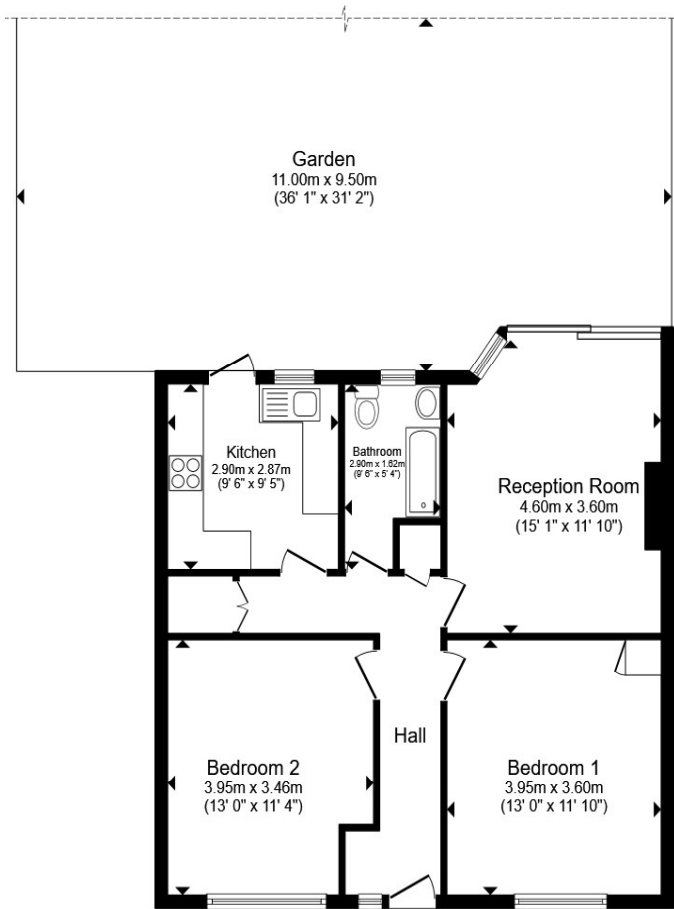
This well-presented ground floor apartment offers spacious and well-balanced accommodation throughout, ideal for first-time buyers, downsizers or investors alike.

Upon entering the property, you are welcomed by a central hallway which provides access to all principal rooms. Positioned either side of the hall are two generously sized double bedrooms, both offering excellent proportions and natural light, making them comfortable and versatile spaces.

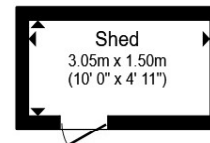
There is useful built-in storage off the hallway, perfect for coats, household items and additional organisation. The kitchen is well arranged and benefits from direct access onto a private brick-paved garden, creating a seamless connection between indoor and outdoor space. The garden offers a low-maintenance setting ideal for relaxing or entertaining.

The family bathroom is conveniently located and well appointed. To the rear of the property, the spacious reception room provides an excellent living and dining area, complete with attractive sliding doors that open directly onto the private garden, allowing for plenty of natural light and further enhancing the sense of space.





Ground Floor



Outbuilding

Total floor area 72.9 m² (785 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Crayke Hill, Chessington

- Long Lease & Low Ground Rent
- Private Rear Garden With Direct Access From The Lounge & Kitchen
- Two Large Double Bedrooms
- Close To Primary & Secondary Schools
- Close To Strong Bus & Train Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 15.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£375,000



view this property online [barnardmarcus.co.uk/Property/EWE107083](https://www.barnardmarcus.co.uk/Property/EWE107083)



Property Ref:
EWE107083 - 0010

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property