



7 Padley Close, Chessington, Surrey. KT9 2BA
£1,900 Monthly

Located in a convenient and quiet cul de sac is this three bedroom town house that will be redecorated prior to move in. The property is set over three floors and features modern kitchen, spacious lounge dining room, en-suite shower to the main bedroom, family bathroom, two cloakroom/wc's, garage, own garden and off street driveway parking. Further benefiting from gas central heating and double glazed windows. The property offers good size accommodation and viewing is highly recommended.

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Registered Office: 442 Hook Road, Chessington, Surrey KT9 1NA Registered in England. Reg No 06503608
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Accommodation



Kitchen Breakfast Room (8' 6" x 13' 7") or (2.58m x 4.15m)



Lounge Dining Room (16' 8" x 13' 7") or (5.08m x 4.15m)



Main Bedroom (16' 7" x 13' 7") or (5.06m x 4.15m)



En-Suite (5' 3" x 5' 11") or (1.60m x 1.81m)



Bedroom 2 (8' 6" x 13' 7") or (2.58m x 4.15m)



Bedroom 3 (8' 6" x 7' 2") or (2.58m x 2.18m)



Bathroom (8' 6" Max x 5' 3") or (2.58m Max x 1.59m)

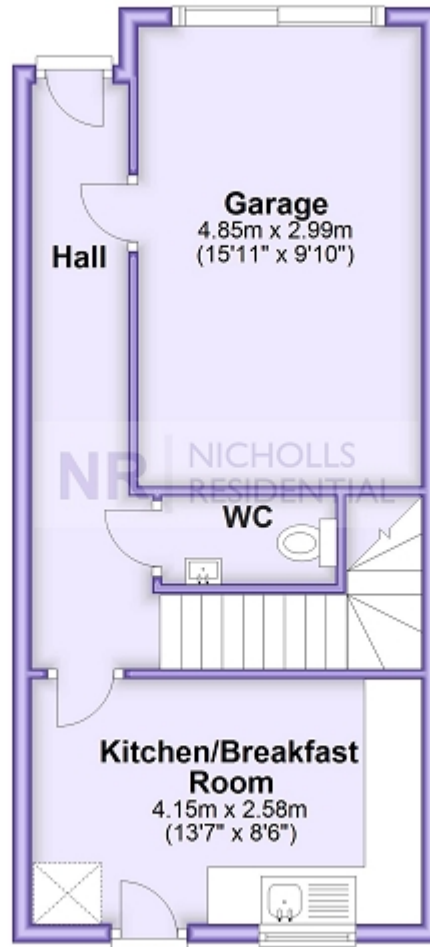
Extra Photos:-





Ground Floor

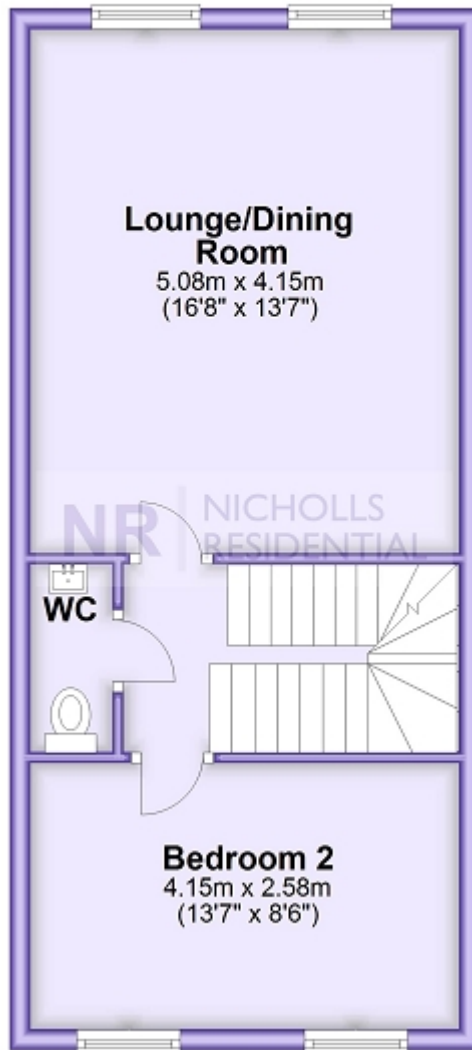
Approx. 38.8 sq. metres (417.7 sq. feet)



This floor plan and related floor plans are 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 before making any decision reliant upon them.
Plan produced using PlanUp.

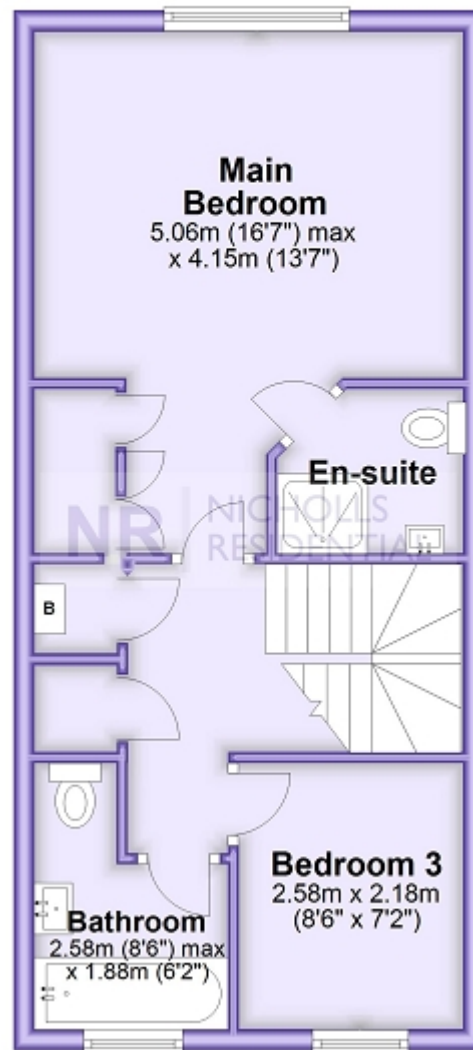
First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Second Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.