





## 8 GILDERS ROAD, CHESSINGTON, KT9 2AL

£500,000

- Three bedroom semi-detached family home
- Entrance porch and hallway leading to open plan living–dining room
  - Kitchen, conservatory and ground floor cloakroom
    - Integral garage with electric up-and-over door
  - Three bedrooms and family bathroom on the first floor
    - Excellent opportunity to modernise and add value
- Potential to extend to the side over the garage or to the rear (STPP)
- North westerly facing rear garden ideal for afternoon and evening sun
- Block paved driveway providing parking for at least two cars
- 2-minute drive (0.6 miles) to Chessington North station with trains to Waterloo from around 34 minutes

 3  1  1  E



## ABOUT THIS HOME

This three-bedroom semi-detached family home offers well-proportioned accommodation and excellent potential for buyers looking to modernise and create a home to their own taste. The ground floor comprises an entrance porch leading into a welcoming entrance hall, an open plan living-dining room, kitchen, conservatory, cloakroom, and an integral garage with electric up-and-over door. To the first floor, a light filled landing provides access to three bedrooms and a family bathroom. The property would now benefit from updating, presenting an exciting opportunity for a purchaser to put their own stamp on the house, and it has been priced to reflect the current condition. There is also excellent scope to extend, subject to the usual permissions, including the potential to extend over the garage to the side or replace the conservatory and create a larger rear extension subject to the usual consents. Outside, the property enjoys a level rear garden with north-westerly aspect, perfect for afternoon and evening sun, while to the front there is a block-paved driveway providing off-street parking for at least two cars.





## USEFUL INFORMATION

Local Authority - Kingston Upon Thames

Council Tax Band E

Plot Size - 0.05 Acres

Probate Granted

No Onward Chain

Residents in this postcode should be eligible for Free Tickets to Chessington World of Adventures. See their website for details.



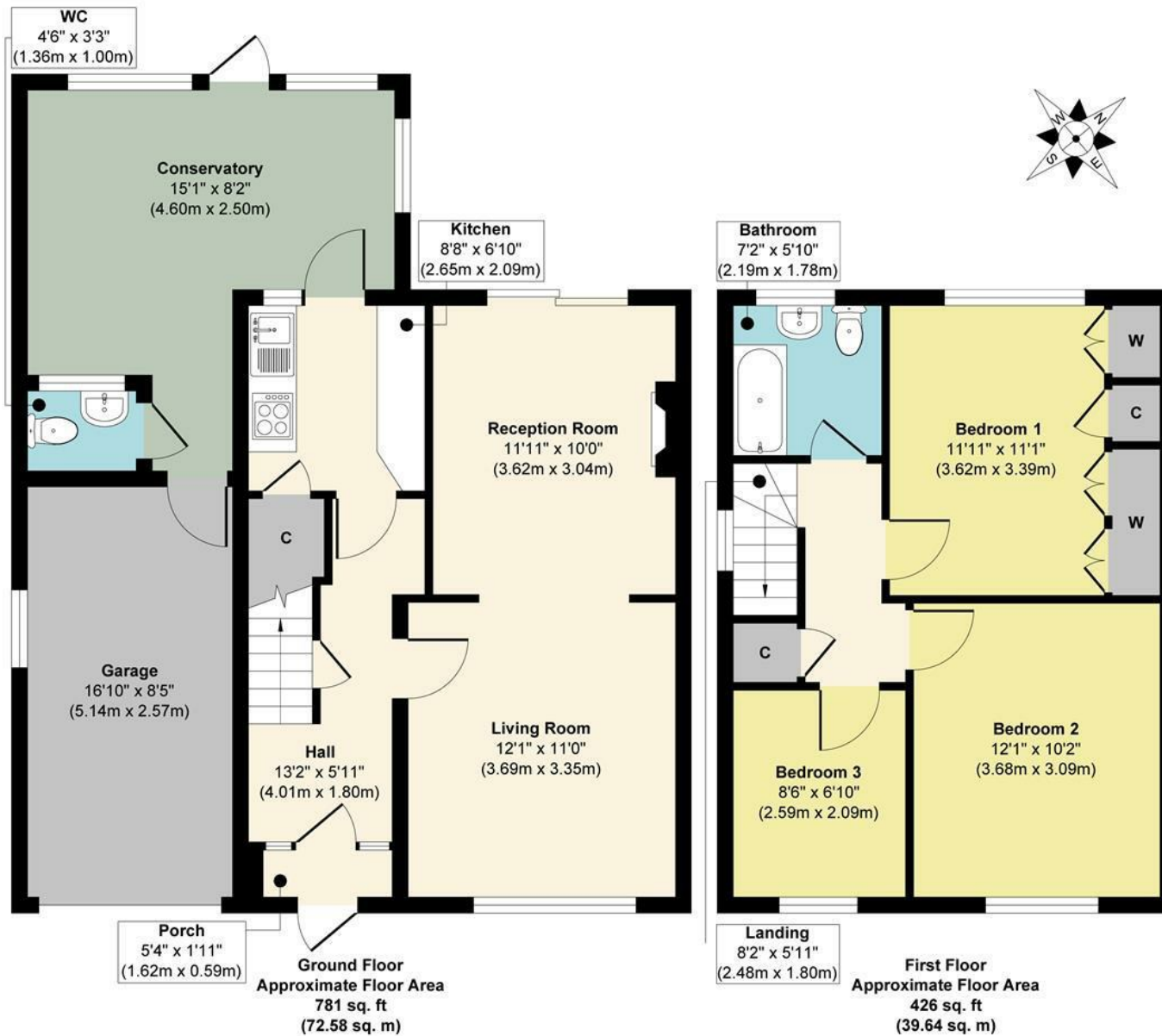


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

# ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

# CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

naea | propertymark

PROTECTED

**PRS** Property  
Redress  
Scheme

