



Leas Close, Chessington

The **PERSONAL** Agent

# Guide Price £515,000

## Freehold

- Three well proportioned bedrooms
- Spacious 20ft+ reception/dining room
- Separate, well appointed kitchen
- Downstairs W.C. for added convenience
- Family bathroom on the first floor
- Well-presented throughout
- Ideal layout for modern family living
- Excellent natural light throughout the property
- Quiet cul de sac location
- Perfect for first time buyers, families, or investors

A beautifully presented three bedroom house with balcony to front, landscaped rear garden and garage en bloc located in popular residential area close to Horton Country Park. Vendor suited to end of chain property.

Situated within a quiet and desirable cul de sac, this well presented three bedroom family home offers a superb balance of space, practicality, and modern living, ideal for a range of buyers.

The ground floor features a welcoming entrance hall with a convenient downstairs W.C., leading through to a spacious open plan reception/dining room measuring over 20ft in length. This bright



and versatile living space provides ample room for both relaxation and entertaining, with direct access out to the rear garden. The separate kitchen is well proportioned and sensibly laid out, offering plenty of storage and workspace.

Upstairs, the property continues to impress with three well sized bedrooms. The principal bedroom is a generous double, complemented by a second double bedroom and a good sized third bedroom, ideal as a child's room, guest space, or home office. A family bathroom serves all rooms.

Externally, the home benefits from its peaceful cul de sac setting, making it particularly appealing for

families, along with the overall well maintained condition throughout, allowing a buyer to move straight in with minimal work required.

Chessington is nestled in Surrey between Epsom, Surbiton and Kingston Upon Thames. The transport links from this location are excellent and buses run regularly to Epsom and Kingston via Surbiton. Trains from Chessington North station are every thirty minutes to London Waterloo via Wimbledon and Clapham Junction.

Tenure - Freehold  
Council Tax Band - E



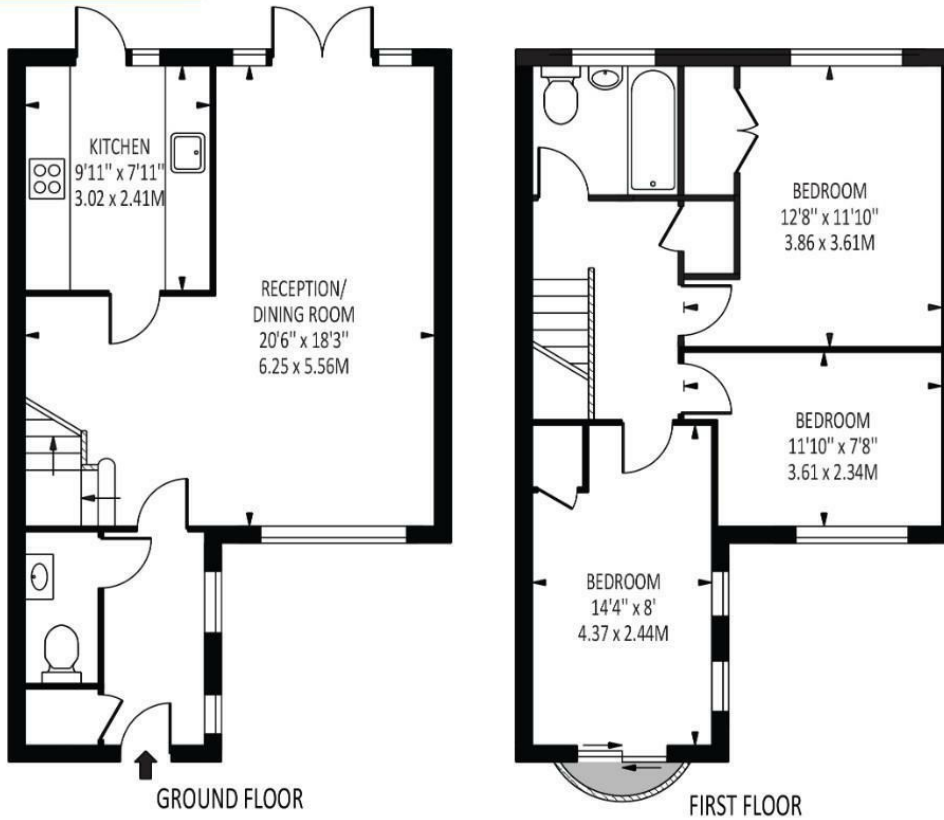


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Total Area: 904 SQ FT • 84.00 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of 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.

**EPSOM OFFICE**

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

**LETTINGS & MANAGEMENT**

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



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