NR | NICHOLLS RESIDENTIAL

SALES | LETTINGS | MORTGAGES

Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

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115 Church Lane, Chessington

- No Chain
- 2 Double Bedrooms (previously 3 Bedrooms)
- Potential to Extend STTP
- Large Beautiful Rear Garden
- Carport and Off Street Parking
- Kitchen/Dining Room
- Front Aspect Living Room
- Downstairs Shower Room/Wc
- First Time to the Market in 60 Years

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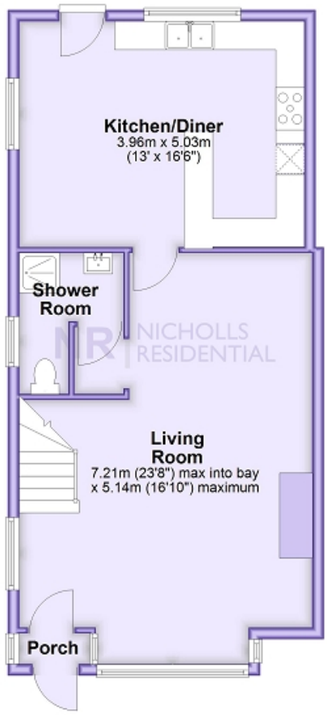
£495,000 Freehold

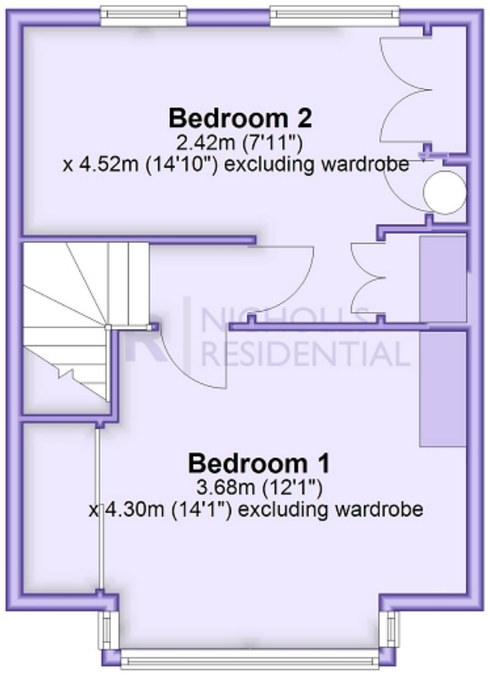
Ground Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



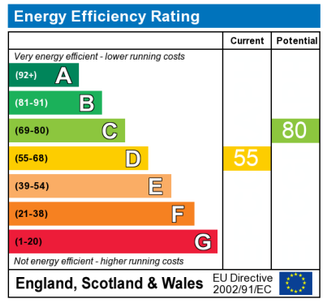
First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

CHAIN FREE. Plot sizes like this are particularly unusual. This spacious end of terrace family home is coming to market for the first time in 60 years. The house offers excellent potential to extend (STPP) and is located close to local independent shops, popular primary and secondary schools and both of Chessington's railway stations. Originally a three bedroom home, it now features two generous double bedrooms, a front aspect living room, a modern shower room and a spacious kitchen/dining room with direct access and views over the mature landscaped rear garden. Further features include off street parking including a useful car port, providing space for three cars.



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.