



**Devon Way, Chessington KT9 2RH**

**welcome to**  
**Devon Way, Chessington**

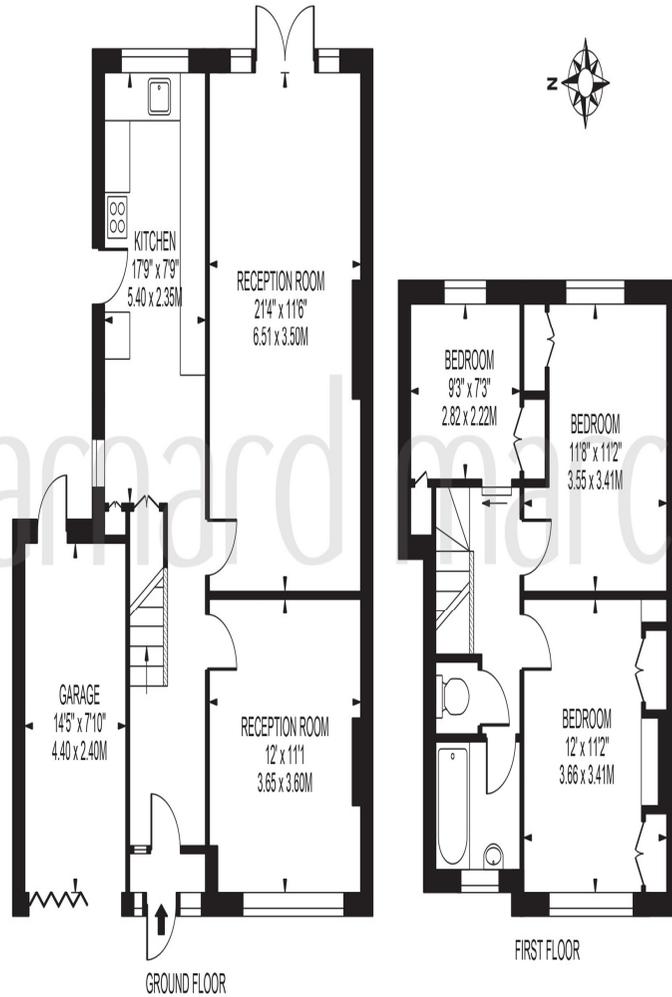
Nestled on a quiet and sought-after residential road, this delightful three-bedroom family home on Devon Way offers generous living space and fantastic potential for future growth. The property benefits from its own private driveway and garage, providing ample off-street parking. Ideally situated close to excellent transport links, local shops, train stations, and reputable schools, it's perfectly suited for families and commuters alike. As you step inside, you're welcomed by a spacious front reception room filled with natural light, creating a warm and inviting atmosphere. To the rear, an extended second reception room provides additional living or dining space, ideal for entertaining or relaxing with family. The large extended kitchen offers plenty of room for cooking, with access leading out to a lovely rear garden - perfect for outdoor gatherings or quiet evenings. Upstairs, the home features three well-proportioned bedrooms, including two generous double rooms and a comfortable single bedroom, along with a family bathroom and a separate WC. Externally, the property boasts a well-maintained garden, a garage, and a private driveway. Offered to the market chain-free, this home presents an excellent opportunity to put your own stamp on it. With scope to extend further - whether to the side, rear, or into the loft (subject to planning permission) - Devon Way is a property that truly has room to grow with you.



# DEVON WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1097 SQ FT - 101.94 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 114 SQ FT - 10.56 SQ M



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 OR 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.



welcome to

## Devon Way, Chessington

- Chain Free
- Garage
- Driveway
- Extended
- Potential To Extend (STPP)

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: D

# £525,000



Please note the marker reflects the  
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE107145](https://www.barnardmarcus.co.uk/Property/EWE107145)



Property Ref:  
EWE107145 - 0003

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.

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