



## Orchard Road, KT9

### £775,000

House 4 at Denys Place offers a thoughtfully designed layout combining generous family living space with modern energy-efficient features and high-quality finishes throughout.

The ground floor centres around an impressive open-plan kitchen/dining room, creating a sociable space for everyday family life and entertaining. The bespoke Lorian Design kitchen is finished with quartz worktops and a range of integrated Bosch appliances, including a built-in oven, induction hob, dishwasher and full-height fridge freezer.

Large glazed doors open directly onto the private rear garden, creating a seamless connection between the indoor and outdoor living spaces. A tiled patio provides an ideal area for outdoor dining and entertaining during the warmer months.

A separate lounge provides a quieter space to relax away from the main living area, while the dedicated utility room, complete with quartz worktops and Bosch laundry appliances, adds practical convenience.

Upstairs are four well-proportioned bedrooms, providing flexibility for family life, guests or working from home. The principal bedroom benefits from its own en-suite shower room, with a separate family bathroom serving the remaining bedrooms. Both bathrooms feature quality tiling, contemporary vanity units and heated towel radiators.

The home benefits from underfloor heating throughout both floors, providing an even and comfortable warmth. Modern energy-saving features include solar photovoltaic panels and an EV charging point, helping to support more efficient day-to-day living.

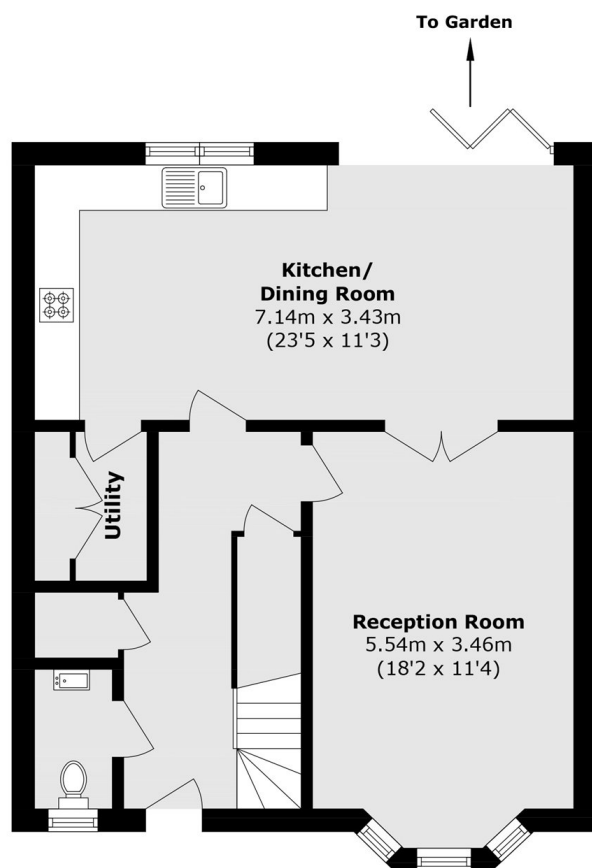
Further features include a hard-wired alarm system and a 10-year Buildzone warranty, providing additional peace of mind.

The development enjoys a wonderfully quiet and secluded setting, whilst remaining exceptionally well connected. The A3 is just moments away, providing convenient access to Central London and the wider motorway network. Chessington North Railway Station is approximately a 12-minute walk away, with direct services to London Waterloo taking around 34 minutes. Alternatively, Surbiton Station is accessible via a nearby bus service in approximately 15 minutes, providing further excellent rail

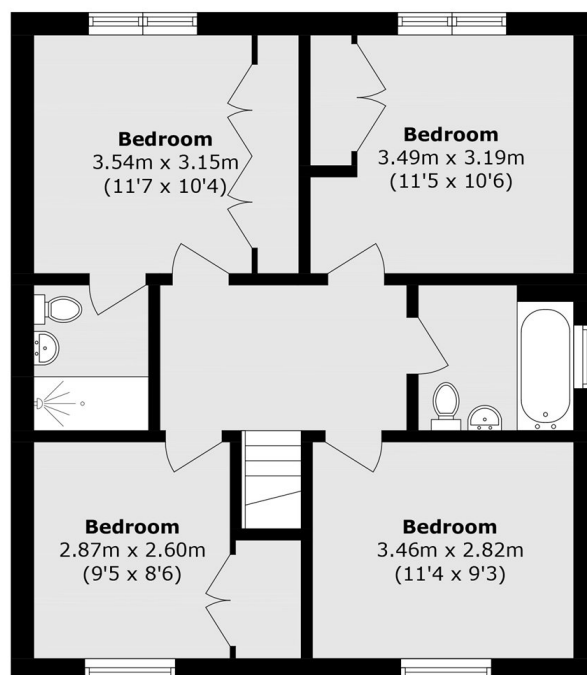
## Features

Brand New Family Homes  
BOSCH Appliances  
10 Year Build Warranty  
High Specification  
EV Charging  
Close To Shops  
Solar Photovoltaic Panels  
Close To Station

# Orchard Road, Chessington, KT9



**Ground Floor**



**First Floor**

Total area (approx.): 119.7 sq. m (1288.4 sq. ft)