



**Leatherhead Road, Chessington KT9 2NQ**

welcome to

## Leatherhead Road, Chessington

A two bedroom detached located in Chessington.

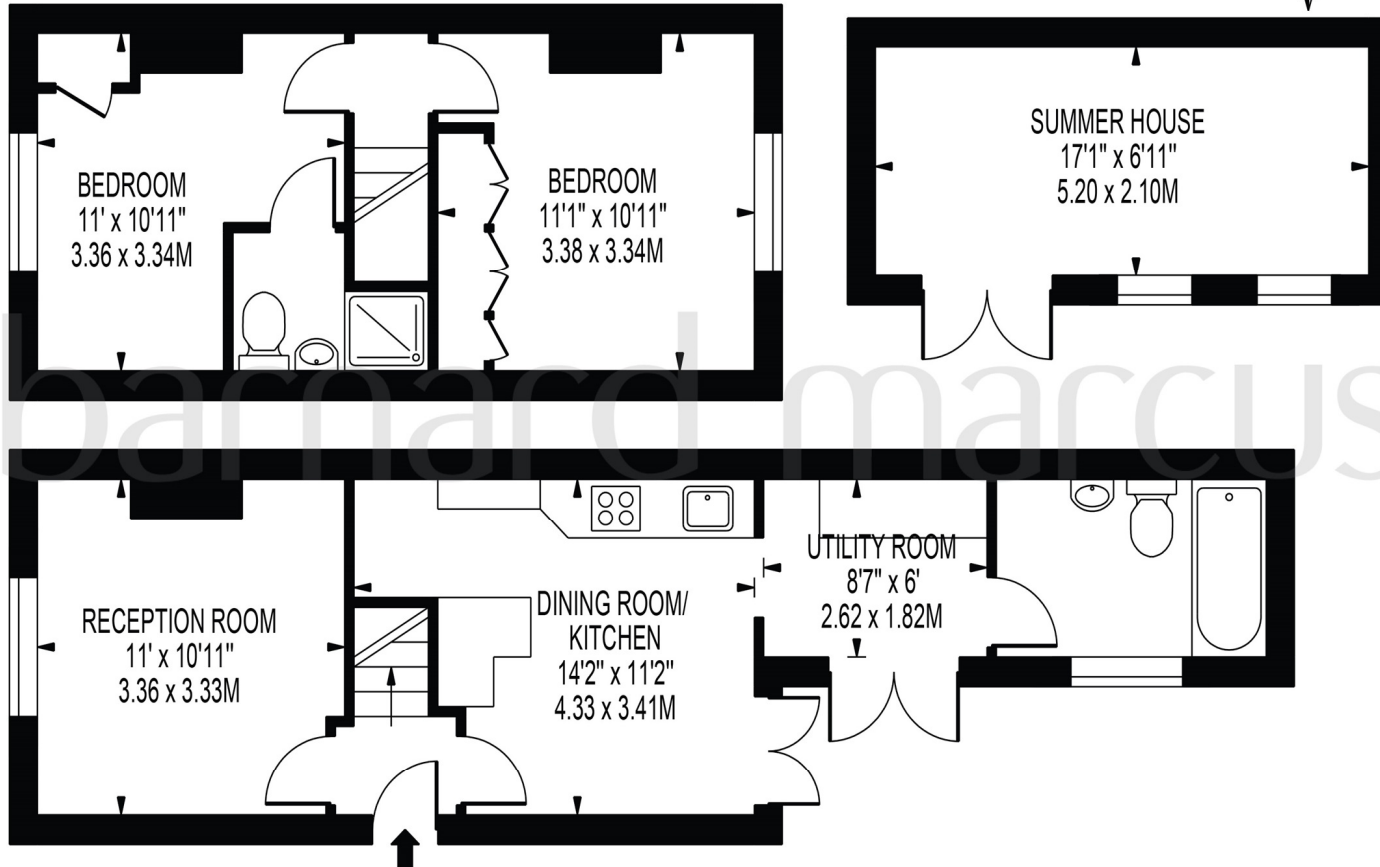


# LEATHERHEAD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 678 SQ FT - 62.99 SQ M

(EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 118 SQ FT - 10.92 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.

Located on Leatherhead Road in the well-connected area of Chessington, this charming two-bedroom detached home offers a fantastic blend of space, style, and practicality.

The ground floor is arranged to provide a welcoming reception room and a spacious kitchen/dining area, creating a sociable hub for everyday living and entertaining. A useful utility room and a well-appointed bathroom add to the home's practicality.

Upstairs, two generously sized double bedrooms provide comfortable and versatile accommodation, with plenty of storage options throughout the property.

The landscaped rear garden is a true highlight - a peaceful outdoor retreat perfect for relaxing or hosting friends and family. At the far end, a stylish summer house offers a multitude of uses, whether as a home office, gym, or creative studio.

Private parking for two vehicles is located at the front, while excellent bus routes and easy road connections make travel to nearby towns, shopping centres, and leisure destinations simple and convenient. Local schools, parks, and everyday amenities are also close at hand.

Ready to move straight into, this delightful home combines well-proportioned interiors, a beautiful garden, and a location that keeps you connected.

welcome to

## Leatherhead Road, Chessington

- Prime Chessington location
- Detached two-bedroom home
- Landscaped rear garden
- Well-proportioned rooms
- Private parking for two cars

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

offers in excess of

**£475,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
EWE107070 - 0014

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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