



Chessington Road, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Detached Family Home
- South Facing Garden
- Extended to Rear
- Four Good Size Bedrooms
- Two Bathrooms
- Sought After Local Schools
- Good Commuter Location
- Further Extensions Possible Subject to Planning
- Doorstep of Horton Country Park
- Large Garage and Off Street Parking

The Personal Agent are delighted to welcome to the market this impressive and substantially extended family home, offering an excellent combination of generous living accommodation, four well-sized bedrooms and a particularly attractive rear garden. Ideally positioned for access to Ewell, Chessington and Epsom, the property is also well placed for local schools, transport links and everyday amenities.

From the moment you step inside, the property offers a great sense of space, with the ground floor providing a versatile arrangement of rooms to suit modern family life. There is a useful enclosed porch leading into a welcoming entrance hall, a spacious front-facing lounge, and a separate living/dining room providing plenty of flexibility for entertaining and family gatherings.

At the rear, the modern kitchen/breakfast room enjoys a pleasant outlook over the garden and leads through to a fantastic garden room, creating an additional reception space that could work equally well as a family room, home office or entertaining area. A downstairs shower room with WC adds further practicality.

Upstairs, there are four generously proportioned bedrooms, complemented by a family shower room and separate WC. The property also benefits from



a large loft space, providing excellent storage and offering scope for further consideration, subject to the usual permissions and regulations.

Outside, the rear garden is undoubtedly one of the property's standout features. Stretching a considerable distance from the house, it combines a sunny aspect with a generous lawn, mature planted borders and established trees, together with a paved patio providing an ideal space for outdoor dining and relaxation. Side access connects the garden to the front, while rear access leads directly to the attached garage. There is also potential to explore extending into and above the garage, subject to planning permission.

To the front, a sizeable private driveway provides off-street parking for several vehicles, making this an especially practical home for a growing family.

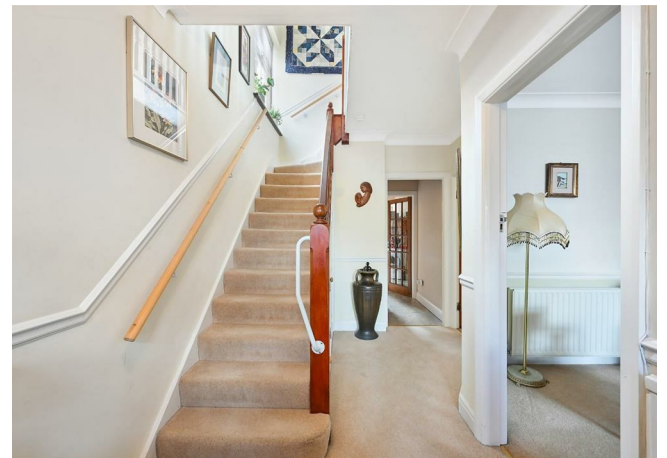
The location is equally appealing, with convenient access to the A-roads serving the surrounding area and easy connections towards Ewell, Chessington and Epsom. A choice of local shops, amenities, highly regarded schools and attractive open spaces are all within easy reach, while Chessington North, Chessington South, Ewell West and Epsom railway stations provide a selection of transport options for commuters.

Nearby, the picturesque Ewell Village offers a variety of shops, restaurants,

cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell West, Chessington North and Ewell East stations with their connections to London are all close by.

Alternatively nearby Epsom is a busier market town town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

Additionally the property is set within close proximity to Horton Golf and Country Club as well as a number of fantastic and family friendly parks along with some great pet friendly walking spots.





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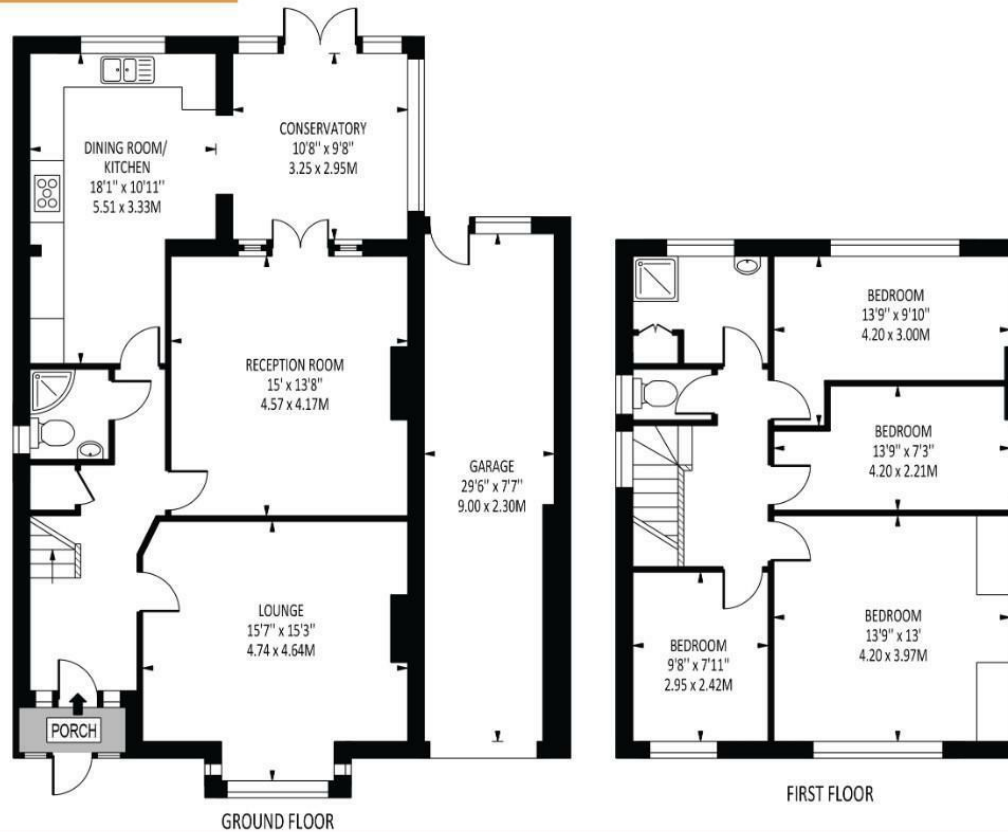


Chessington Road

Total Area: 1719 SQ FT • 159.72 SQ M

(Including Garage)

Garage Area : 214 SQ FT • 19.86 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	78
England & Wales		
	EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

