



The **PERSONAL** Agent

564 Chessington Road, Epsom  
£485,000

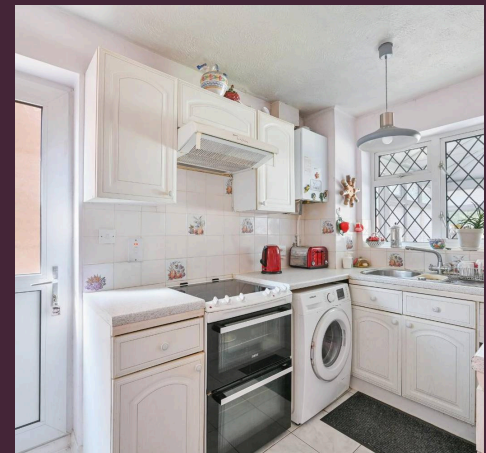
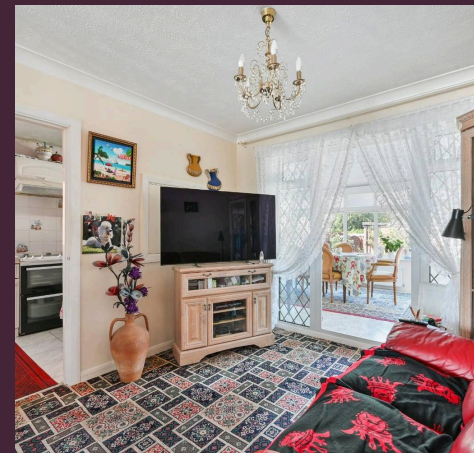
## Epsom

- Astro Turfed Garden
- Horton Country Park Nearby
- Separate Garage
- Extended on Ground Floor
- Updated Shower Room
- No Onward Chain
- Three Bedrooms, two of which are large doubles
- Separate Kitchen
- Detached House

Situated on Chessington Road, this well proportioned three bedroom family home offers excellent accommodation arranged over two floors, together with a generous rear garden, conservatory and detached garage.

The ground floor provides a welcoming reception room, separate dining room and a fitted kitchen, with the conservatory creating an additional versatile living space overlooking the garden. There is also the added convenience of a downstairs cloakroom.

To the first floor are three bedrooms, comprising two good-sized double bedrooms and a further single bedroom, together with the family bathroom.





### Description

Externally, the property benefits from a generous rear garden and a detached garage, providing useful storage or potential for a range of other uses, subject to any necessary consents. The property offers a fantastic opportunity for a buyer looking to create a home to their own taste. Some modernisation and updating would be required, but the well-balanced accommodation, three bedrooms, conservatory, garage and generous outside space provide an excellent foundation for improvement and further enhancement. With approximately 1,179 sq ft of accommodation including the garage, this is a substantial family home offering considerable potential in a convenient Chessington Road location.



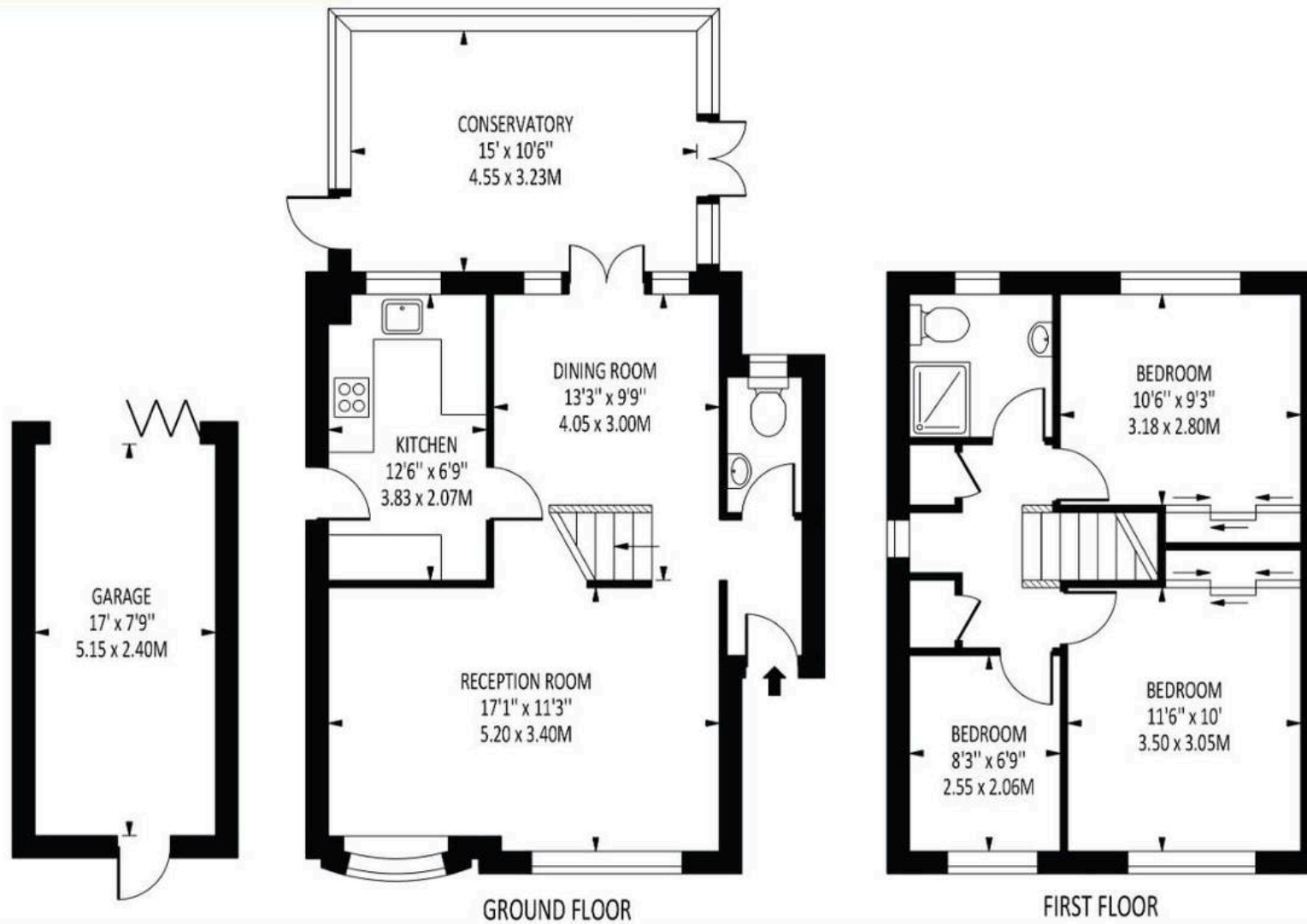
Nearby, the picturesque Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the Hogsmill river leading up to 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 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.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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.



## The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • [Stoneleigh@thepersonalagent.co.uk](mailto:Stoneleigh@thepersonalagent.co.uk) • [thepersonalagent.co.uk/](http://thepersonalagent.co.uk/)