



**Garrison Lane, Chessington KT9 2LD**

welcome to

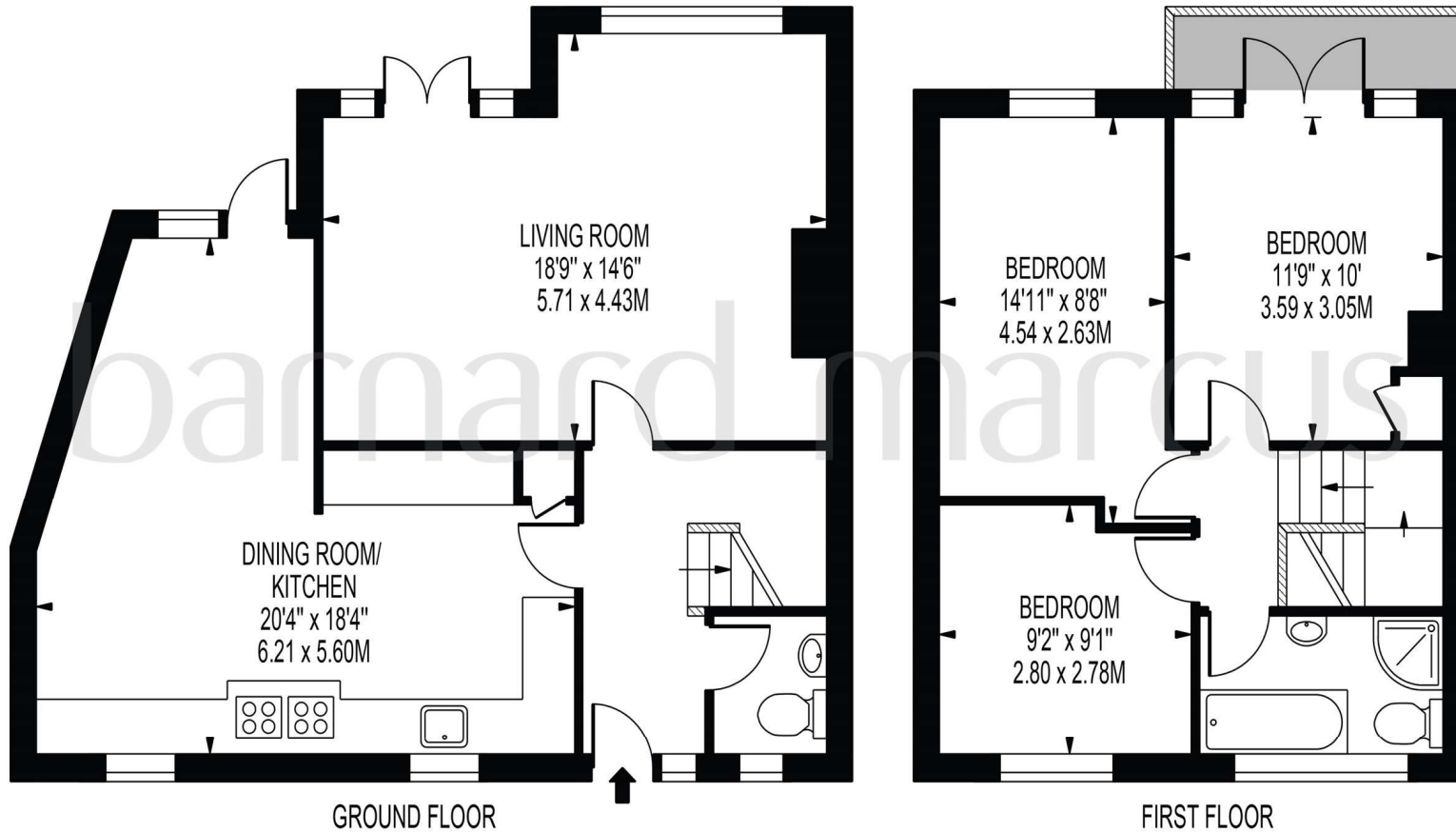
## Garrison Lane, Chessington

Barnard Marcus are pleased to welcome to the market this beautifully presented three double bedroom end of terrace family home, located within moments' walk from Churchfields Recreation Ground, local amenities, Chessington South train station for direct links in to London and superb local schools.



# GARRISON LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1072 SQ FT - 99.59 SQ M



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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.  
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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.

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This stunning and extended family home offers all a family would be looking for, open plan kitchen dining room, modern reception room which stretches across the rear of the property and offers access out to the rear garden which has been beautiful maintained and private. The property goes on to offer three double bedrooms, the largest of which offer access to a private balcony overlooking the garden and is completed with a modern family bathroom and the great addition of a downstairs w.c. With the addition of off street parking for multiple cars to the front of the property we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

welcome to

## Garrison Lane, Chessington

- Stunning Three Bedroom End Of Terraced Family Home
- Three Double Bedrooms
- Stunning Open Plan Kitchen Dining Room
- Bright Reception Room
- Private And Maintained Front And Rear Garden

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

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE107043](https://barnardmarcus.co.uk/Property/EWE107043)



Property Ref:  
EWE107043 - 0022

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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