



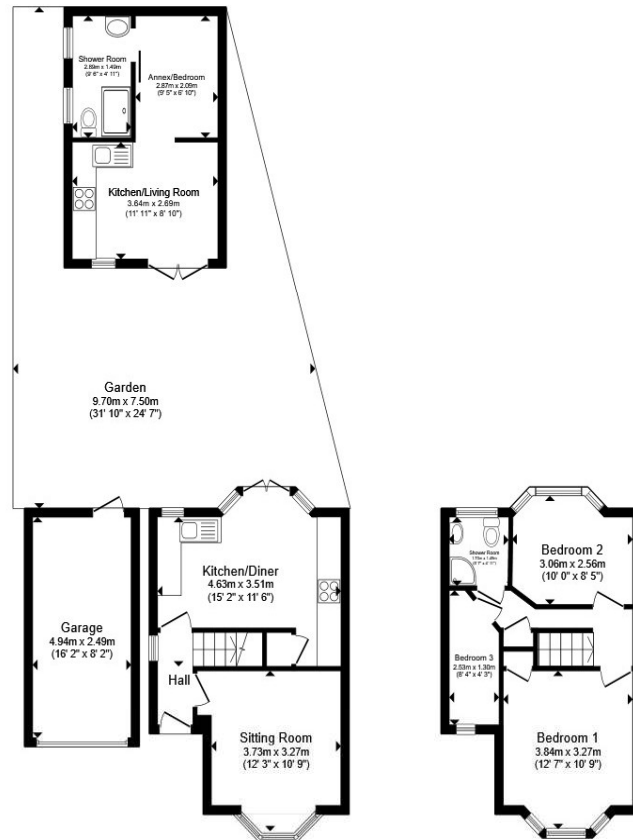
**Rollesby Road, CHESSINGTON KT9 2BZ**

**welcome to**

**Rollesby Road, CHESSINGTON**

Immaculate three-bedroom home with driveway, garage, garden backing onto Horton woodland, and a high-quality cabin, located on a quiet residential road in Chessington.





**Ground Floor**

**First Floor**

Total floor area 95.4 m<sup>2</sup> (1,027 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Situated on the quiet residential Rollesby Road in Chessington, this beautifully presented family home offers versatile living space in immaculate condition throughout. The property benefits from a private driveway and garage, providing excellent off-street parking and storage. Internally, the ground floor comprises a welcoming front reception room, ideal for relaxing, leading through to a spacious open plan kitchen diner at the rear. This impressive space is perfect for modern living and entertaining, with direct access out to the garden.

The rear garden is a real highlight, offering a generous size with a patio area that flows into a well-maintained lawn, backing onto attractive Horton woodland, creating a peaceful and private setting. In addition, the property features a high-quality cabin for office use or relaxation/gaming area/work out area.

Upstairs, there are three well-proportioned bedrooms and a contemporary family shower room. The property also offers further scope to extend or develop, subject to the usual planning permissions. Located within easy reach of well-regarded primary and secondary schools, this home combines convenience, space, and future potential in a sought-after residential setting.

welcome to

## Rollesby Road, CHESSINGTON

- Driveway and garage providing off-street parking
- Spacious front reception room
- Subject to extend further (STPP)
- Open plan kitchen diner with garden access
- Private rear garden with patio and lawn backing onto Horton woodland
- Cabin finished to a high standard for office use or relaxation/gaming area/work out area
- Three bedrooms and modern family shower room
- EV charger installed and updated solar array with storage batteries

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

**£550,000**



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Property Ref:  
EWE107156 - 0005

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**020 8393 0977**



[Ewell@barnardmarcus.co.uk](mailto:Ewell@barnardmarcus.co.uk)



429 Kingston Road, Epsom, Surrey, KT19 0DB



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