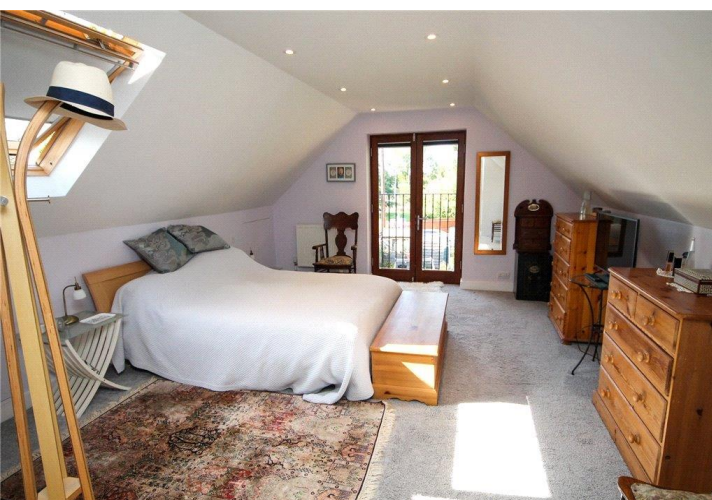




£885,000

Freehold

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Eastons
Property Made Simple



Address 34 Chessington Road, Epsom, Surrey, KT17 1TU

Description

- Detached Chalet Style Home
- Four Bedrooms
- Three Bathrooms
- Immaculately Presented
- Off Street Parking via Electric Gates
- Outbuilding
- EPC Rating C
- Council Tax Band F

Situated just a short distance from the popular Ewell Village, this impressive detached chalet-style home is presented to the market in exceptional condition throughout, offering spacious and versatile accommodation arranged over two floors.

The ground floor opens into a welcoming porch and entrance hall, leading to a bright garden-facing reception room featuring bi-folding doors opening directly onto the rear garden. There is a further reception room, ideal for use as a formal sitting room, playroom or additional family space, alongside a stunning luxury fitted kitchen complete with a large central island and excellent storage. A separate utility room adds further practicality. Also on the ground floor are two bedrooms and a modern shower room, providing excellent flexibility for families, guests or those requiring single-level accommodation. To the first floor is a generous principal bedroom suite, enjoying double French doors with a Juliet balcony overlooking the rear garden, together with a

stylish en suite shower room. There is also a further double bedroom and a well-appointed family bathroom. Outside, the rear garden has been thoughtfully designed for ease of maintenance and entertaining. A full-width patio leads onto an attractive artificial lawn, with a charming thatched gazebo complete with canvas sides, as well as a shed and greenhouse. One of the property's most notable features is the purpose-built home office, positioned at the rear of the garden. Fully insulated and benefiting from power, heating and a separate telephone line, it provides an ideal dedicated workspace away from the main house. To the rear, electronically operated sliding double gates provide secure vehicular access to the property's private parking area, with space for up to three vehicles. Combining generous and versatile accommodation with a superb garden, dedicated home-working space and excellent off-street parking, this is a particularly well-presented and thoughtfully appointed home in a highly convenient location

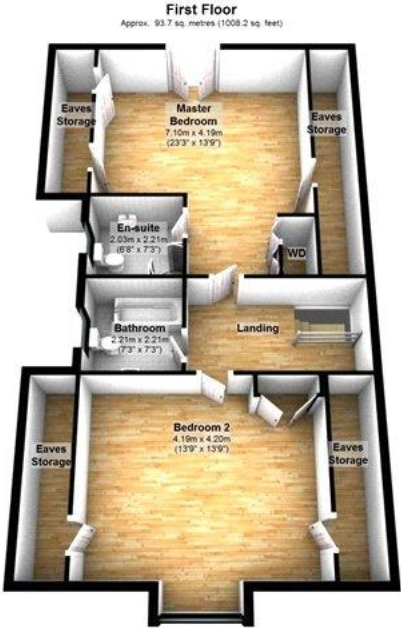
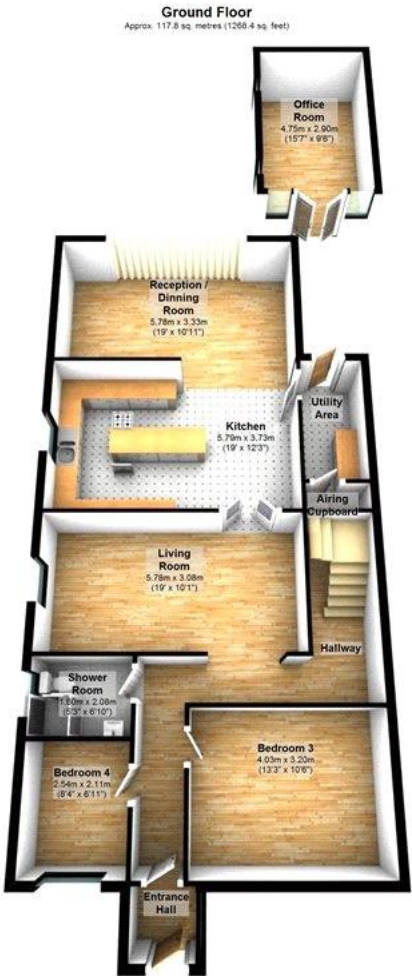
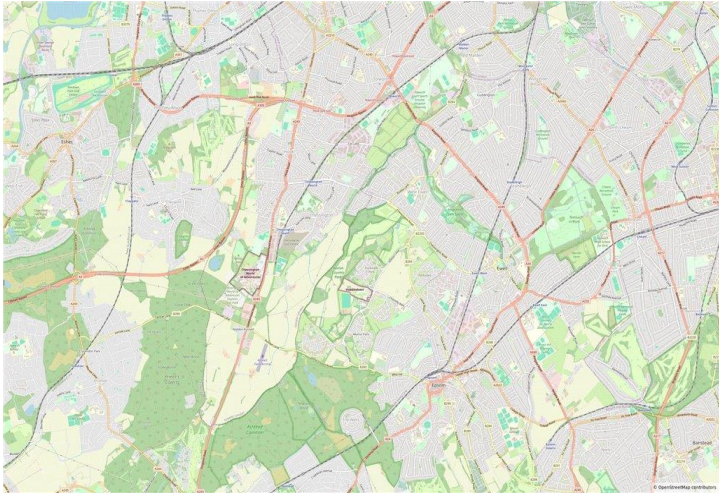
Location

Ewell village is steeped in history dating back to the Roman age and still manages to benefit from a village feeling today, offering numerous restaurants, pubs, local shops including Sainsbury's Local and easy access to two mainline railway stations with direct access to central London. Epsom, Kingston, Guildford and Sutton are also easily accessible for more high street shopping. There is an excellent choice of private and state schools in the area and plenty of recreational facilities with the Rainbow Leisure centre, several golf courses and a multiplex cinema all nearby.

Viewing Information

View by prior appointment only.
Please call 01737 353 005 or Email: epsom@eastons.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 211.5 sq. metres (2276.6 sq. feet)

Please note due to changes in current money laundering regulations we will not be able to formally accept an offer and proceed with the sale until we have sighted (and made copies of) 2 pieces of satisfactory identification.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) We must point out that no warranty is given concerning the property, its fittings, equipment or appliances as they have not been tested by the Vendors Agents. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Nobody in this firm's employment has the authority to make or give any representation or warranty in respect of the property The services, systems and appliances listed in this specification have not been tested by Eastons Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

We have not had sight of any title or lease or legal documentation and no person whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of windows, doors 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 any prospective purchaser. Map markers are not an exact representation of the properties location. Any viewers of this, or any property marketed by Eastons, must be aware that they do so AT THEIR OWN RISK. Although Eastons takes all reasonable steps to be aware of potential dangers, no warranty is given and viewers must be responsible for their own safety