

FOR
SALE



Chessington Road, Ewell, Surrey KT19 9JB

£1,000,000 - Freehold

JACKSON
NOON

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PROPERTY SUMMARY

**** GUIDE PRICE £1,000,000 - £1,100,000 **** JACKSON NOON ESTATE AGENTS are pleased to offer this 'ONE OFF' EXTENSIVELY REFURBISHED AND EXTENDED FOUR BEDROOM DETACHED HOUSE with 'WOW FACTOR' comprising lounge, OPEN PLAN KITCHEN/DINING/FAMILY ROOM (25'4 x 21'11), two walk in wardrobes, THREE BATHROOMS/SHOWER ROOMS, double glazing, gas central heating, OFF STREET PARKING FOR SEVERAL VEHICLES and SOUTH FACING rear garden.....CALL NOW TO VIEW

POINTS OF INTEREST

- *Extended & Refurbished House*
- *Four Bedrooms*
- *Open Plan Kitchen/Dining/Family Room*
- *Three Bathrooms/Shower Rooms*
- *Off Street Parking*
- *Rear Garden*



ROOM DESCRIPTIONS

Electric Front Door to

Entrance Hall

Cloaks hanging space, radiator, tiled floor, underfloor heating, double glazed window

Cloakroom

Comprising low level wc, wash hand basin, tiled floor

Lounge

15' 0" x 10' 10" (4.57m x 3.30m) Radiator, wood floor, double glazed window with fitted blinds

Open Plan Kitchen/Dining/Family Room

25' 4" x 21' 11" (7.72m x 6.68m) 1 1/2 bowl stainless steel sink unit with Quooker tap inset in roll top work surface, feature island, range of cupboards and units, space for fridge freezer, integrated Siemens dishwasher, fitted Siemens double oven/microwave and hob, extractor, integrated Siemens coffee machine, two radiators, tiled floor, underfloor heating, electric fireplace, double glazed sliding doors to garden

Utility Room

Fitted units, cupboard housing boiler, cupboard housing megaflo, tiled floor, double glazed window

Stairs to First Floor

Landing

Radiator, fitted cupboards, stair lighting

Bedroom 2

14' 7" x 12' 0" (4.45m x 3.66m) Radiator, wood floor, double glazed window

En-Suite Bathroom

Comprising spa bath, low level wc, wash hand basin with vanity drawers below, tiled walls and floor, underfloor heating, light up mirror vanity unit, double glazed window

Walk in Wardrobe

Fitted units

Bedroom 3

15' 1" x 10' 10" (4.60m x 3.30m) Radiator, wood floor, double glazed window

Bedroom 4/Office

10' 0" x 4' 8" (3.05m x 1.42m) Radiator, wood floor, double glazed window

Family Bathroom

Comprising panel enclosed bath, shower cubicle with fitted shower, low level wc, his and hers wash hand basin with vanity drawer below, heated towel rail, tiled walls and floor, light up mirror, underfloor heating, double glazed window

Stairs to Second Floor

Landing

Wood floor, stair lighting

Bedroom 1

19' 1" x 16' 2" (5.82m x 4.93m) Two radiators, wood floor, two double glazed windows

En-Suite Shower Room

Comprising shower cubicle with fitted shower, low level wc, wash hand basin, heated towel rail, tiled walls and floor, underfloor heating, light up mirror vanity unit, skylight

Walk In Wardrobe

Storage eaves cupboard, skylight

Outside

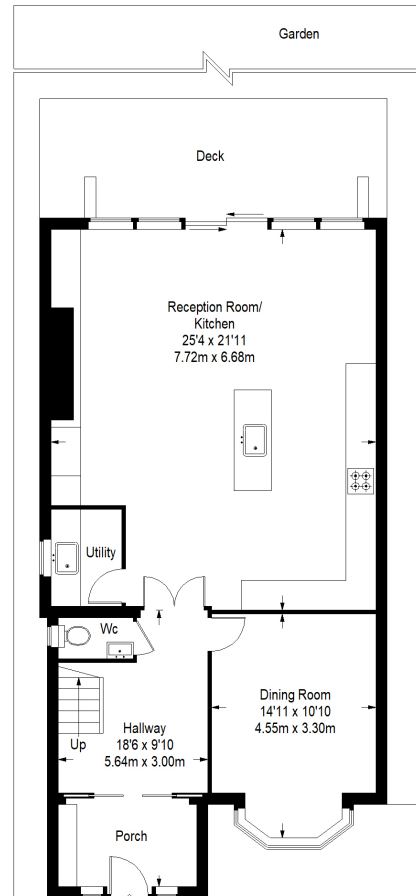
Front Garden

Driveway with off street parking for several vehicles

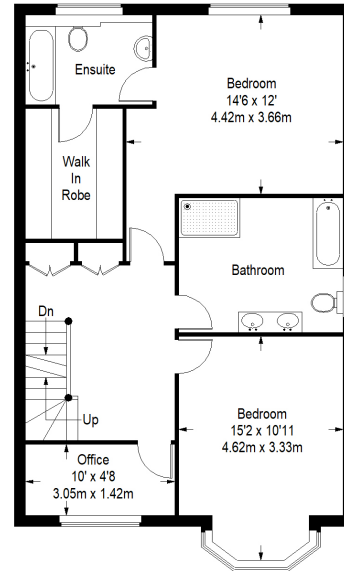
Rear Garden

Patio area, rest laid to lawn, side access

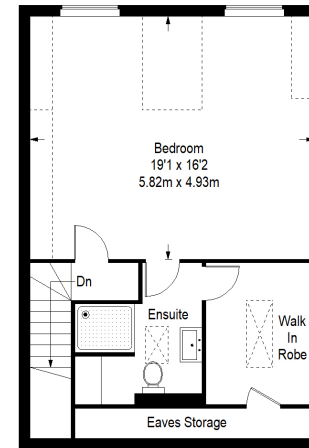
Chessington Road



Ground Floor = 892 sq ft



First Floor = 729 sq ft



Second Floor = 537 sq ft

= Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
 GROUND FLOOR = 892 sq ft / 82.87 sq m
 FIRST FLOOR = 729 sq ft / 67.72 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 448 sq ft / 41.62 sq m
 (Reduced Headroom) = 89 sq ft / 8.27 sq m
 Total = 2158 sq ft / 200.48 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)