

FOR  
SALE



Reynolds Avenue, Chessington, Surrey KT9 2LQ



£345,000 - Leasehold

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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM MAISONETTE close to CHESSINGTON SOUTH STATION with MODERN KITCHEN AND BATHROOM, double glazing, gas central heating, FRONT GARDEN AND SOUTH FACING REAR GARDEN.....CALL NOW TO VIEW.....NO CHAIN.

## POINTS OF INTEREST

- *First Floor Maisonette*
- *Two Double Bedrooms*
- *Double Glazing*
- *Gas Central Heating*
- *Front & Rear Gardens*
- *Close To Chessington South Station*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Stairs to landing

#### Landing

Radiator, cupboard, access to loft with pull down ladder

#### Lounge

15' 7" x 13' 0" (4.75m x 3.96m) Feature fireplace, two radiators, wood floor, two double glazed windows

#### Kitchen

9' 7" x 9' 4" (2.92m x 2.84m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge freezer, plumbing for autowash, fitted oven and hob, extractor, two double glazed windows

#### Bedroom 1

12' 11" x 11' 9" (3.94m x 3.58m) Radiator, fitted wardrobes, double glazed window

#### Bedroom 2

14' 5" x 11' 9" (4.39m x 3.58m) Radiator, fitted wardrobes, double glazed window

#### Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment, shower screen, low level wc, wash hand basin, heated towel rail, part tiled walls, double glazed window

### Outside

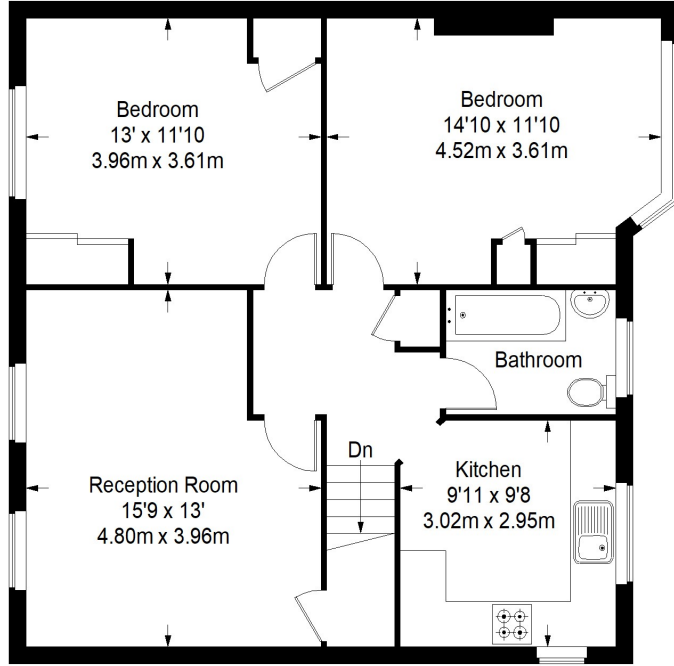
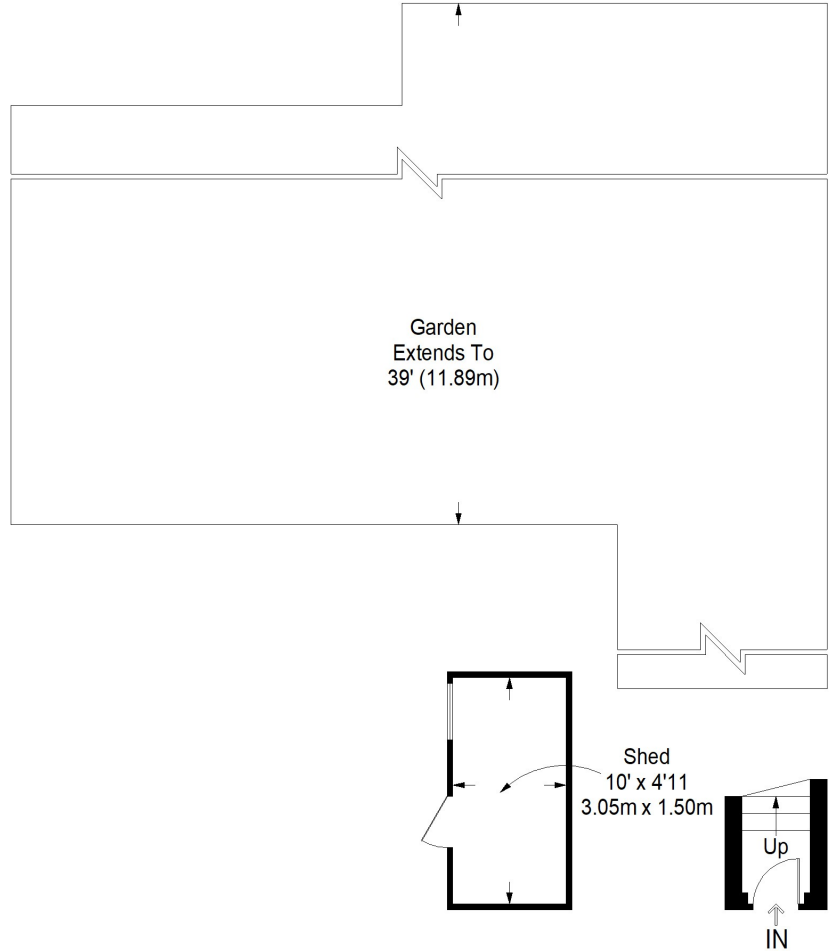
#### Front Garden

Mainly paved, potential for off street parking (STPP)

#### Rear Garden

Mainly laid to lawn area, decking area, brick built outbuilding

# Reynolds Avenue



**Lower Ground Floor**  
Entrance = 15 sq ft

**Ground Floor = 739 sq ft**

Approximate Gross Internal Area  
 LOWER GROUND FLOOR ENTRANCE = 15 sq ft / 1.39 sq m  
 GROUND FLOOR = 739 sq ft / 68.65 sq m  
 SHED = 50 sq ft / 4.65 sq m  
 Total = 804 sq ft / 74.69 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)