

FOR
SALE



17 Marston Avenue, Chessington KT9 2HF

JACKSON
NOON

£650,000 - Freehold

252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com

PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE FIVE/SIX BEDROOM house located close to CHESSINGTON NORTH STATION with extended lounge, dining room, conservatory, BATHROOM AND SHOWER ROOM, gas central heating, double glazing, OWN DRIVE TO GARAGE, REAR GARDEN.....CALL NOW TO VIEW.....NO CHAIN.

POINTS OF INTEREST

- *Five/Six Bedroom House*
- *Extended Lounge*
- *Dining Room & Conservatory*
- *Bathroom & Shower Room*
- *Study/Bedroom 6*
- *Own Drive To Garage*
- *Rear Garden*
- *No Chain*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Two Radiator, laminate floor, internal door to garage

Cloakroom

Low level wc, wash hand basin, cupboard, radiator, double glazed window

Lounge

19' 6" x 18' 4" (5.94m x 5.59m) Feature fireplace, two radiators, double glazed window, double glazed doors to garden

Dining Room

12' 9" x 12' 6" (3.89m x 3.81m) Feature fireplace, radiator, double glazed window

Kitchen/Dining Room

15' 3" x 8' 3" (4.65m x 2.51m) Comprising single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash and dishwasher, space for cooker, door to

Conservatory

8' 6" x 7' 11" (2.59m x 2.41m) Radiator, double glazed window and doors to garden

Stairs to First Floor

Landing

Cupboard, double glazed window

Bedroom 1

15' 11" x 11' 9" (4.85m x 3.58m) Radiator, double glazed window

En-Suite Shower Room

Shower cubicle, low level wc, wash hand basin, radiator, double glazed window

Bedroom 2

11' 5" x 9' 9" (3.48m x 2.97m) Radiator, fitted wardrobes, double glazed window

Bedroom 3

9' 7" x 9' 4" (2.92m x 2.84m) Radiator, fitted wardrobes, double glazed window

Bedroom 4

9' 9" x 8' 4" (2.97m x 2.54m) Radiator, fitted wardrobes, airing cupboard, double glazed window

Family Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment, low level wc, wash hand basin, radiator, tiled walls

Stairs to Second Floor

Landing

Bedroom 5

12' 0" x 8' 3" (3.66m x 2.51m) Heater, storage eaves, skylight

Bedroom 6/Study

11' 10" x 7' 7" (3.61m x 2.31m) Heater, storage eaves, skylight

Outside

Front Garden

Mainly paved with off street parking for 2/3 cars

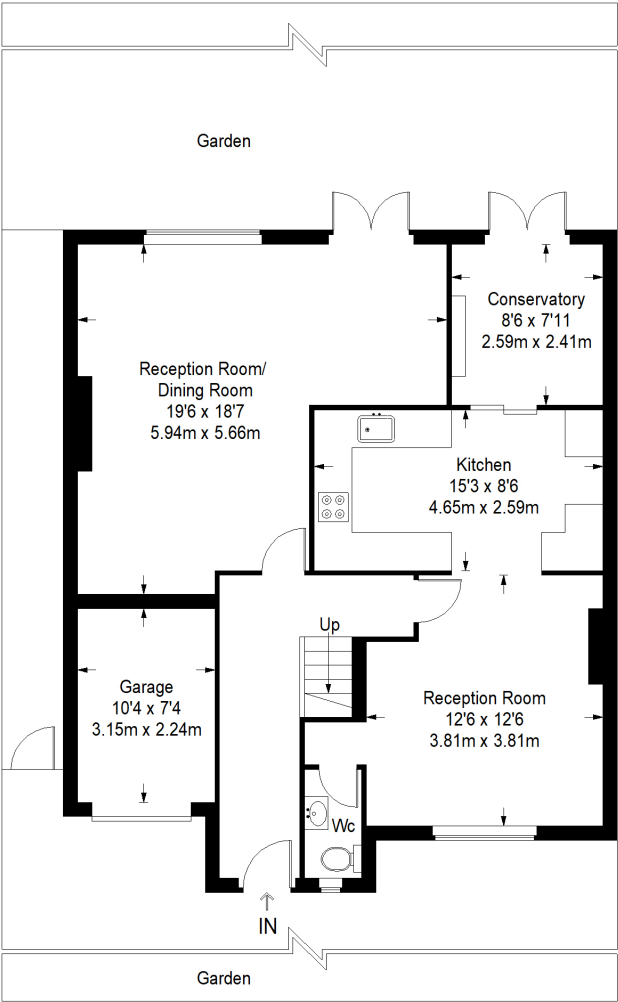
Garage

Up & over door, power & light, boiler, internal door to hall

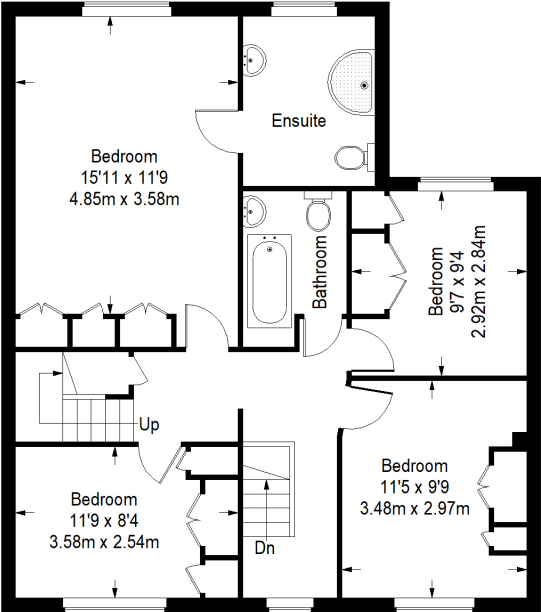
Rear garden

Mainly laid to lawn area, patio area, garden shed, side access

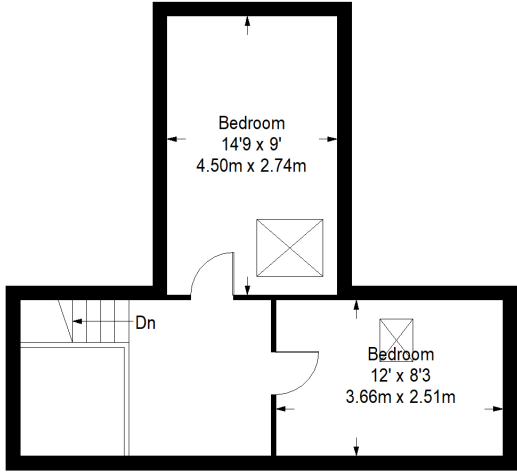
Marston Avenue



Ground Floor = 871 sq ft



First Floor = 756 sq ft



Second Floor = 345 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 871 sq ft / 80.92 sq m
 FIRST FLOOR = 756 sq ft / 70.23 sq m
 SECOND FLOOR = 345 sq ft / 32.05 sq m
 Total = 1972 sq ft / 183.20 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)