



barnard marcus

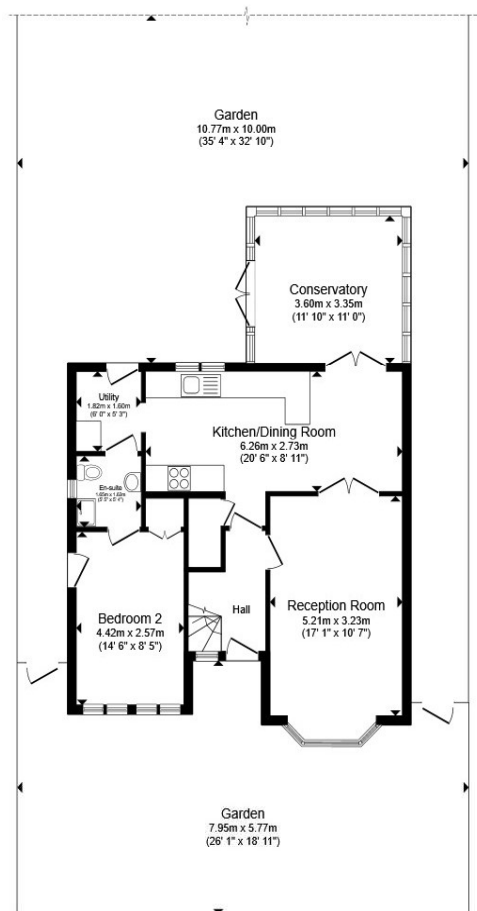
Woodall Close, Chessington KT9 2SJ

welcome to

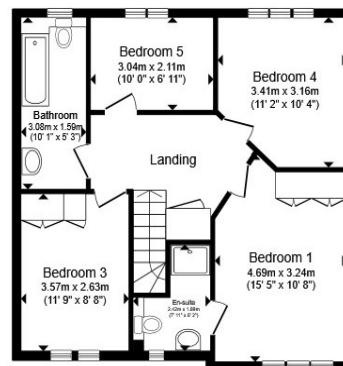
Woodall Close, Chessington

Beautifully presented four/five-bedroom detached family home situated at the end of a quiet cul-de-sac, offering versatile living accommodation, ample parking, private garden, excellent transport links, highly regarded schools nearby and sold with no onward chain.





Ground Floor



First Floor

Total floor area 133.2 m² (1,434 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



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Situated at the end of a quiet residential cul-de-sac, this beautifully presented four/five-bedroom detached family home offers spacious and versatile accommodation, off-street parking for multiple vehicles and is offered to the market with no onward chain. The ground floor comprises a bright front reception room, leading through to a modern open-plan kitchen/dining room, creating the ideal space for everyday family living and entertaining. To the rear, a generous conservatory enjoys views across the private rear garden, providing an additional reception area. There is also a separate utility room and a highly flexible ground floor room with its own en-suite, perfect as a fifth bedroom, guest suite, home office, playroom or nursery. Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom serving the remaining bedrooms.

The home is presented in great condition throughout and is ideally positioned for families, with a wealth of well-regarded primary and secondary schools nearby. Excellent transport links provide convenient connections into both London and Surrey via road, rail and bus services.

Combining generous living space, flexible accommodation and a sought-after cul-de-sac setting, this is a fantastic opportunity to secure a superb, detached family home in a highly desirable location.



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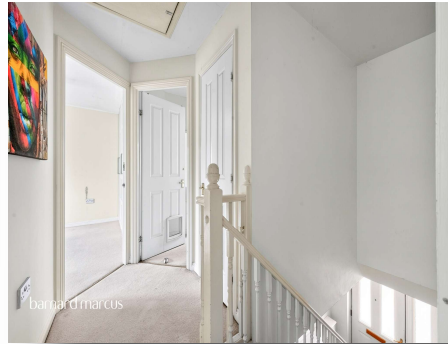
Woodall Close, Chessington

- Five-bedroom detached family home
- Quiet end of cul-de-sac location
- No onward chain
- Open-plan kitchen/dining room with conservatory
- Flexible ground floor bedroom/home office with en-suite

Tenure: Freehold EPC Rating: C
Council Tax Band: F

guide price

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107354



Property Ref:
EWE107354 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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