



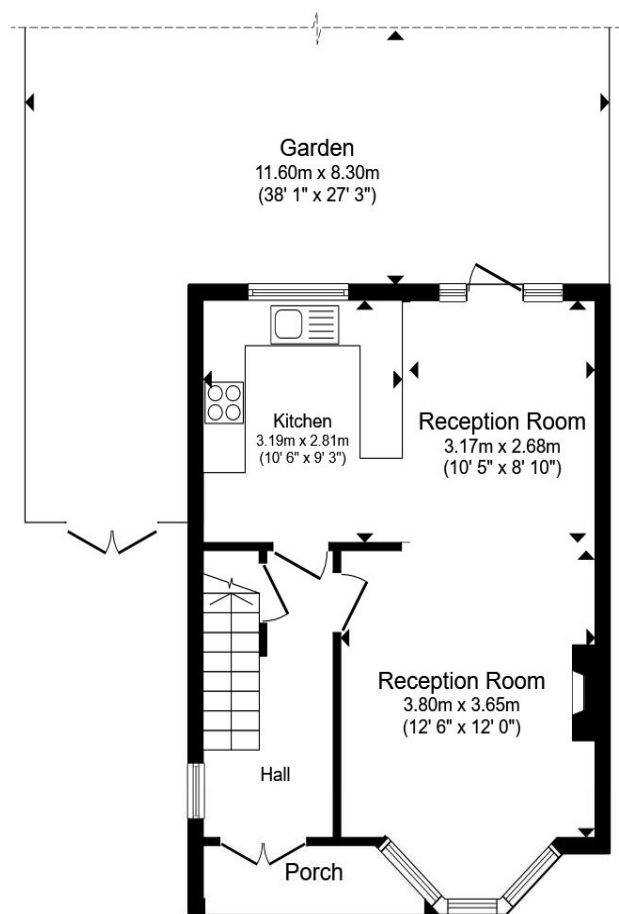
Cumberland Drive, Chessington KT9 1HH

welcome to

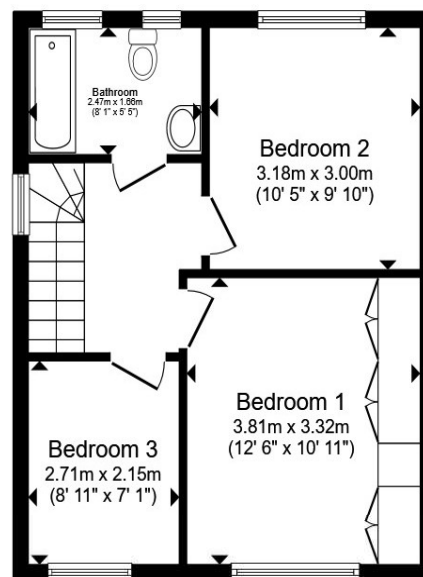
Cumberland Drive, Chessington

Barnard Marcus are delighted to present to the market this thoughtfully improved and beautifully presented three-bedroom family home, offering modern and spacious accommodation throughout.

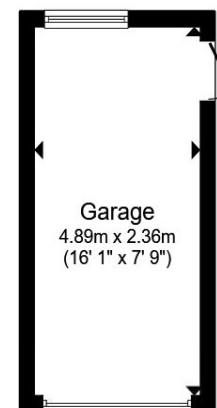




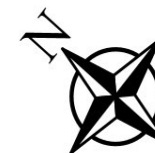
Ground Floor



First Floor



Garage



Agents Notes

The welcoming entrance hall provides access to the spacious ground floor accommodation, leading through to an impressive open-plan kitchen/dining room. Beautifully renovated by the current owners, this fantastic space features ample worktop space, plentiful storage, and a recently installed boiler, creating the perfect environment for both everyday family living and entertaining. The room flows seamlessly into the bright and airy living area, where large windows allow an abundance of natural light to flood the space, making it a real focal point of the home.

The ground floor is further enhanced by contemporary flooring throughout and patio doors leading directly onto the impressive rear garden. The garden offers excellent outdoor space for families and is complemented by a separate garage, providing superb storage options.

Upstairs, the property comprises three well-proportioned bedrooms. The principal bedroom is particularly bright and spacious, benefiting from built-in storage and plenty of natural light. The first floor is completed by a modern family bathroom, finished to a high standard.

Ideally situated close to excellent transport links, highly regarded local schools, and a range of local amenities, this fantastic home is perfectly suited to modern family living.

Having benefited from a wide range of recent improvements, the property has been carefully updated and exceptionally well maintained by the current owners.

Total floor area 92.3 m² (994 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



welcome to

Cumberland Drive, Chessington

- Stunning Three Bedroom Family Home
- Fully Modernised Throughout
- Private Rear Garden with Garage
- Driveway Parking
- Modern Family Bathroom

Tenure: Freehold EPC Rating: E
Council Tax Band: E

guide price

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107409



Property Ref:
EWE107409 - 0005

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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