



521 Chessington Road, Epsom, KT19 9JB
Guide price £750,000

 4  2  3  D

A beautifully presented and extended family home with a long, sunny-aspect rear garden, located in a convenient, central position close to Chessington, Ewell, and Epsom.

The generous ground-floor layout includes a handy enclosed porch, a good-sized entrance hallway, a large lounge, a flexible living/dining room, a modern fitted kitchen/breakfast room, a lovely garden room, and a downstairs shower room with a WC.

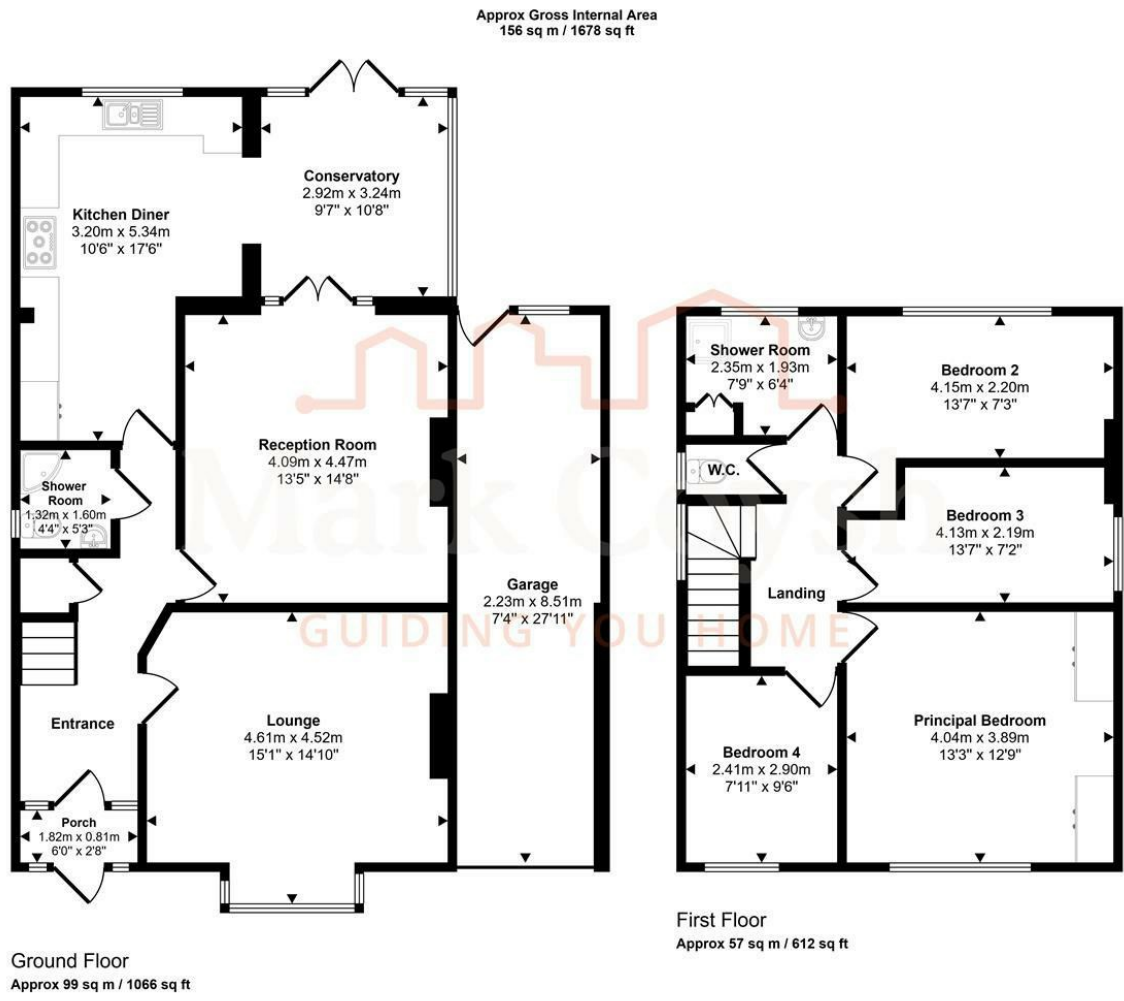
The first floor holds four very well-proportioned bedrooms, a family shower room, a separate WC, and access to a large loft space great for additional storage.

The rear garden is a real highlight with a long lawn section, mature borders, established trees, a paved patio seating area, side access to the front of the dwelling, and rear access to the attached garage. There may even be potential to extend into and above the garage (STPP). To the front, there is a great-sized driveway with off-street parking for multiple vehicles.

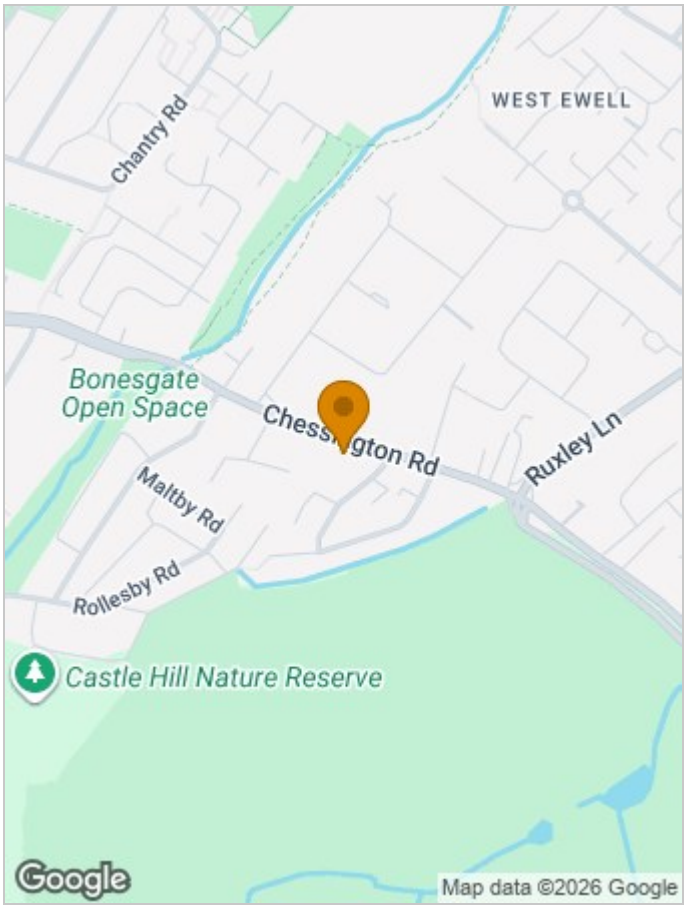
The property enjoys being close to several A-roads, connecting effortlessly to the surrounding towns and villages, sought-after schools, amazing green spaces, and a selection of local shops and amenities. There are multiple train stations in the immediate radius, including Chessington North and South, Ewell West, and Epsom.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.