



Excellent family accommodation in a sought-after location

exclusive to

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Lofthouse Place Chessington KT9 2GW

Chessington South Station (0.7 miles)

to London in 35 minutes

M25 Junction 9 (3.5 miles)

Surbiton Station (2.8 miles) to London in 20 minutes

All times and distances are approximate

Set in a quiet and desirable cul-de-sac, and within walking distance of Chessington South mainline station, is this well-maintained modern family home. A viewing is highly recommended to fully appreciate what this property has to offer.

- | Hallway
- | Reception Room
- | Kitchen
- | Family Bathroom
- | 2 Bedrooms
- | Garden
- | Garage

Offers in Excess of £400,000





Just a short walk from Chessington South and within easy reach of the M25 at Leatherhead (Junction 9) which brings swift access to both Heathrow and Gatwick Airports and the coastal ports. There are local shops nearby while Surbiton and the main shopping hub of Kingston are both easily reached. This location is also convenient for great local schools, with Lovelace Primary School being only moments away.

This excellent modern house has ideal family accommodation with the particular benefits of a spacious private garden and separate garage with a parking space. The property boasts a generous reception room and a bright and airy kitchen, with an abundance of storage, overlooking the garden which is perfect for those who like to entertain. Upstairs there are two spacious bedrooms, the principal benefiting from built-in wardrobes, and a family bathroom. Contact our sales team to arrange a viewing.

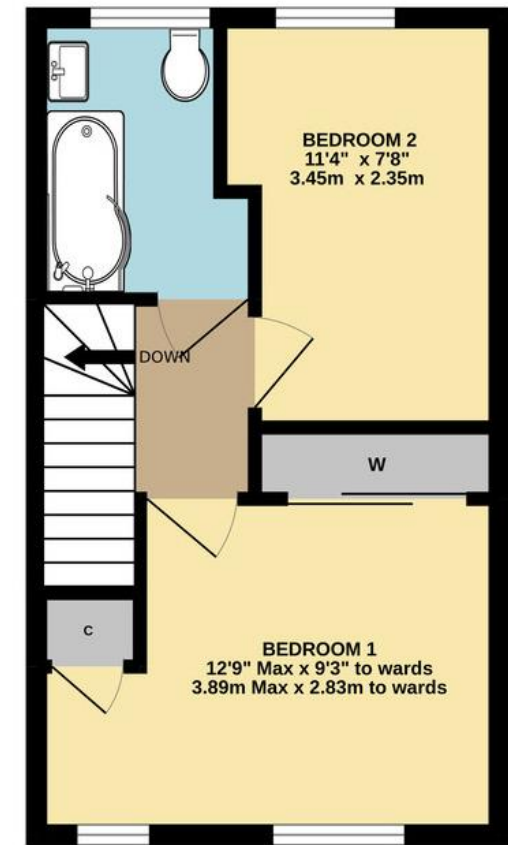
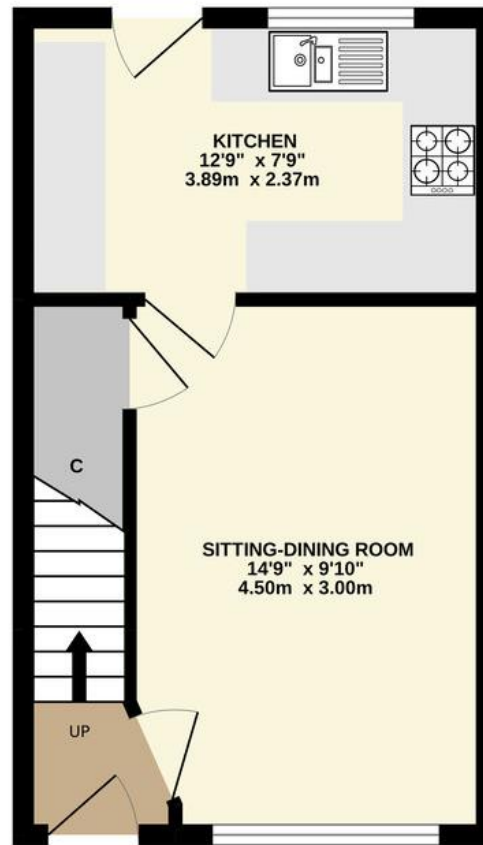


Modern Kitchen | Private Rear Garden | Suitable for Immediate Occupation | Quiet Cul-De-Sac Location | Easy Access to M25 | Close to Station | Off Street Parking | Garage En-Block | Loft Storage | Gas Central Heating



TOTAL FLOOR AREA
576 SQ FT / 53.5 SQ M

Tenure: Freehold
 Local Authority: Kingston Upon Thames Royal Borough
 Council Tax Band: D
 All mains services
 To the best of our knowledge on production of this brochure



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing
 Please call us to arrange
 a viewing appointment

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2 High Street
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