



**RAWLINSON  
&WEBBER.**

Leatherhead Road, Chessington  
Asking Price £685,000 Freehold

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## Property Description

Superb opportunity to acquire a tastefully decorated, thoughtfully configured and modernised updated four-bedroom period semi detached property backing directly on to open farmland and set well back on desirable Leatherhead Road.

A well-established suburban neighbourhood made up predominantly of period and early-20th-century houses with a mix of detached and semi-detached properties.

If you are looking for a hideaway home this one is not to be missed. Nestled within a picturesque semi-rural setting within the enclave of Malden Rushett. The property boasts a dual aspect reception with conservatory, modern kitchen dining room. Upstairs there are three well proportioned bedrooms and sharing a family bathroom.

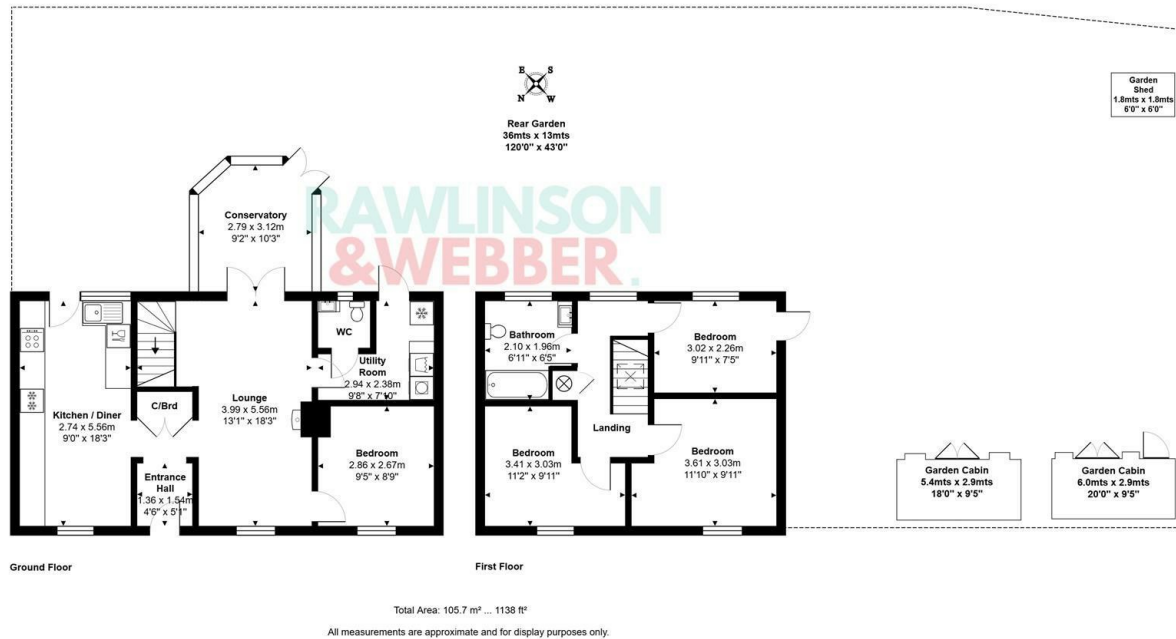
The 3rd bedroom overlooks the rear and from its elevated position enjoys wonderful far-reaching idyllic views across the countryside.

The large garden deserves a special mention, it wraps around the property and offers plenty of space. A charming versatile addition to the property are two timber outbuildings which provides a flexible space that can serve as a home office, study, studio, or hobby room with power and light.

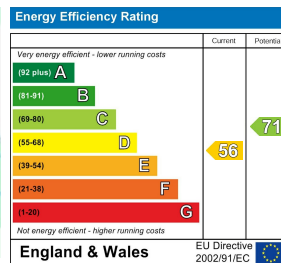
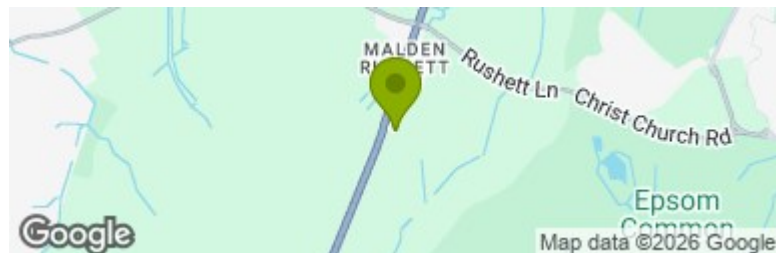
The property is situated within easy access to the A3 and M25, Chessington Garden Centre and Leatherhead Golf Club.

Planning permission has been granted for an extension/alteration. See attached planning reference from the council: 25/01447/HOU

2, Clanford Cottages, Leatherhead Road, Chessington, KT9 2NQ



Council Tax Band **D** EPC Rating: **D**



## Features

- FOUR BEDROOM SEMI DETACHED HIDEAWAY HOME
- DUAL ASPECT RECEPTION & CONSERVATORY
- FAMILY BATHROOM
- LARGE WRAP-AROUND GARDEN
- TWO GARDEN ROOMS USED FOR STUDY/ROOM
- IDYLLIC SEMI-RURAL LOCATION
- FAR-REACHING COUNTRYSIDE VIEWS
- EXISTING PLANNING PERMISSION TO EXTEND/ALTERATION
- ATTACHED PLANNING REFERENCE FROM THE COUNCIL: 25/01447/HOU