



43 Elmcroft Drive, Chessington, Surrey, KT9 1DY

Price Guide £680,000



- SEMI-DETACHED HOUSE
- TWO BATHROOMS
- FITTED KITCHEN
- SOUTH WEST FACING GARDEN
- CLOSE TO SCHOOLS & SHOPS

- THREE GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- USEFUL 32' LEAN TO + STORE
- OFF STREET PARKING
- NO CHAIN

## Description

This attractive mid 50's three bedroom semi-detached house is situated in an established residential tree-lined road close to local schools and shops. Offered with no forward chain the property offers 1626 sq.ft of accommodation whilst enjoying a South West facing garden.

The accommodation comprises a spacious reception hall, fitted kitchen with door to useful 32' lean to and store, 21' x 16' dining room with double doors to a large office/family room with doors to the rear garden. Upstairs there are three good sized bedrooms, the principal bedroom has a fitted wardrobes and en suite shower room, there are two further double bedrooms sharing a large family bathroom.

Outside, there is off street parking for two cars. The rear garden incorporates a rear terrace with brick edging and lawn bordered with screen fencing, trees and flower beds.

Conveniently for a purchaser there is no onward chain

## Situation

Elmcroft Drive is highly convenient being near to local schools, has local shopping options and good transport links.

Chessington North Railway Station is approximately 1.1 km away, offering services to London Waterloo.

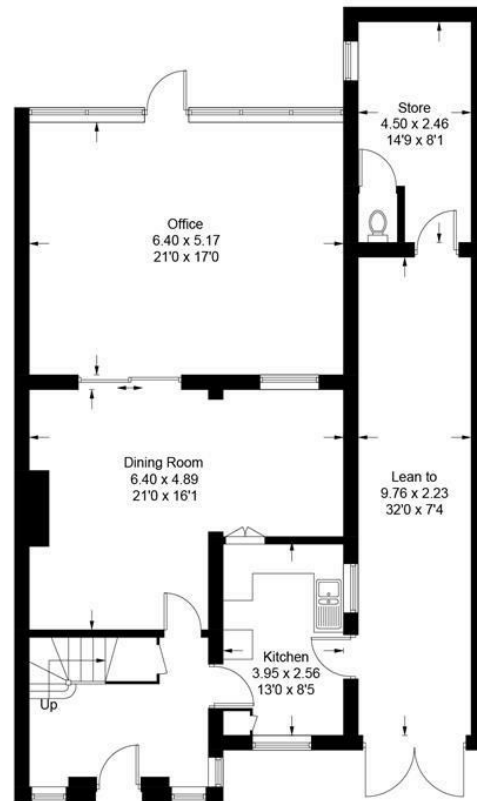
The Bus (Route 467) provides connections between Epsom and Hook, passing through Chessington and serving local schools.

The nearby A3 provides direct routes to central London and the M25 motorway.

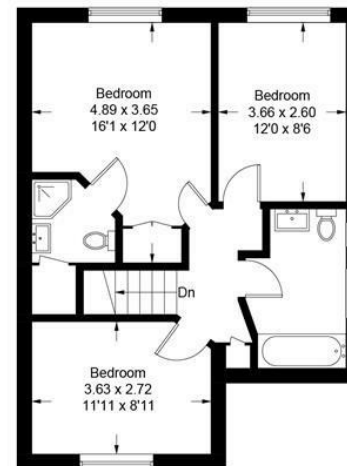
<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	E



Approximate Gross Internal Area = 151.1 sq m / 1626 sq ft  
(Excluding Lean to)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1194652)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
Tel: 01372 360078 Email: leatherhead@patrickgardner.com  
www.patrickgardner.com

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