



**99Home Ltd.**

99Home Ltd,  
Sutton Business Centre,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
:info@99home.co.uk

---

3 Bed Semi-Detached In Rhodrons Avenue , Chessington, KT9 1AZ £614,000



Ref:17088





## SHORT DESCRIPTION

Property Ref: 17088 A beautifully renovated three-bedroom semi-detached family home in Chessington (KT9), taken back to brick and comprehensively renovated in 2022, offered CHAIN-FREE — with a south-facing garden, detached garage and off-street parking, just a four-minute walk from Chessington North station with direct trains to London Waterloo in around 34 minutes. THE RENOVATION — BACK TO BRICK, 2022 Rarely does a home come to market this comprehensively and recently renovated. In 2022 the property was stripped back to a bare shell and renewed from top to bottom, with no shortcuts taken: • New roof, with the loft re-insulated • Full rewiring throughout, including wired IT and network points • All-new plumbing, including radiators and boiler • Brand-new fitted kitchen and brand-new bathroom • Every wall taken back to brick, cleaned and freshly replastered • New flooring throughout • Party wall professionally soundproofed using the ReductoClip acoustic system — a rare feature that makes the house noticeably quiet • Double glazing throughout and filled cavity walls for thermal efficiency The result is a warm, quiet, energy-conscious home that is as close to zero-maintenance as a period property can be: the significant works are already done, leaving nothing for the next owner but to move in. ACCOMMODATION The front door opens via a storm porch into a welcoming entrance hall, with stairs rising to the first floor and a convenient ground-floor WC. The bay-fronted living room sits at the front of the house, filled with natural light. To the rear, a separate dining room enjoys direct access to the garden — ideal for family meals and summer entertaining. The kitchen, fitted new in 2022 and overlooking the garden, comes complete with integrated appliances, all of which are included in the sale. Upstairs, the landing leads to two genuine double bedrooms, plus a third bedroom perfectly suited as a child's room, nursery or home office. The family bathroom, also fitted new in 2022, completes the floor. Full room dimensions are shown on the floor plan. OUTSIDE The south-facing rear garden was relandscaped as part of the renovation, with new turf and a new patio laid over proper drainage — usable and good-looking all year round, and a genuine suntrap in summer. To the front, a newly laid block-paved driveway with dropped kerb (vehicle crossover) provides off-street parking, and a detached garage offers further parking, storage or workshop potential. LOCATION — CHESSINGTON, KT9 Transport is a standout: Chessington North station is a four-minute walk, with direct South Western Railway services to London Waterloo in around 34 minutes (Zone 6, Oyster and contactless accepted). Chessington South station is also within walking distance, and Surbiton — one of the area's major rail hubs with fast services into Waterloo — is just 2.5 miles away. By car, the A3 and M25 are within easy reach for airports and the wider motorway network. Families are exceptionally well served for schools: Castle Hill Primary School (Ofsted: Good) is around an eight-minute walk, with Lovelace Primary, Ellingham Primary, Chessington School and Tolworth Girls' School & Sixth Form all close by. Everyday shopping is covered by the nearby North Parade and Hook Parade shops, with a Lidl supermarket minutes away and the comprehensive retail offering of Kingston upon Thames a short drive or bus ride. Three GP practices serve the immediate area. Green space abounds, with Churchfields Recreation Ground, Castle Hill Local Nature Reserve, Bonesgate Open Space and Horton Country Park all nearby. Chessington World of Adventures Resort is on the doorstep — and eligible KT9 residents can currently claim complimentary Local Resident tickets (subject to the park's resident scheme). A golf centre and sports centre complete the local leisure picture. ADDITIONAL INFORMATION • Offered chain-free — ready for a swift, straightforward move • Renovated back to brick in 2022, lightly lived in and carefully maintained since • All kitchen appliances, carpets and curtains included in the sale • Detached garage and off-street driveway parking • Viewings by appointment via 99home — weekday evenings from 5pm and weekends available... Property Type: Semi-detached Full selling price: £614000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: D EPC rating:C Measurement: 850.349 sq.ft. Outside Space: Rear Garden, Patio Parking: Garage, Driveway, Off street Heating Type: Double Glazing, Gas Central Heating, Gas Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

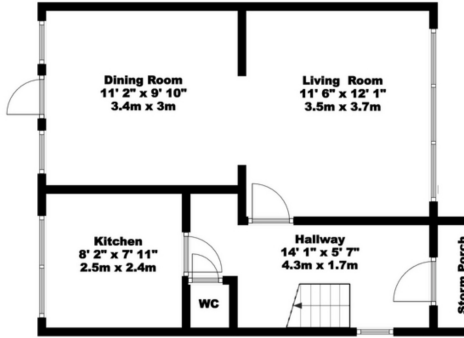
Bath Room(s)

1

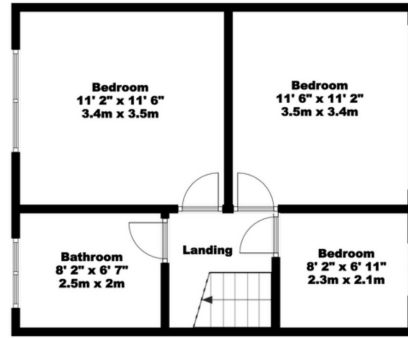
Living Room(s)

# FLOOR PLAN

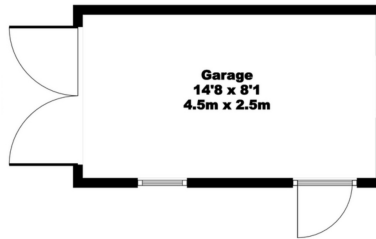
Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.



Estimated Total Ground Floor Area: 38.5 m<sup>2</sup> (~415 sq ft)



Estimated Total Floor Area (including Landing/Stairs): 40 SQ.M (~425 sq ft)



House Total (Ground + First): 78.5 m<sup>2</sup> (~840 sq ft) | Garage Separate: 11.25 m<sup>2</sup> (~121 sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 79 square metres    |

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (<http://www.99home.co.uk/>) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

Company registration number in England : 10469887 VAT: 263 3023 36  
Copyright © 99Home Limited 2017. All rights reserved.