



3 Grange Road, Chessington, KT9 1EZ
£2,200 Per month

 **3**  **2**  **1**  **D**

AVAILABLE IMMEDIATELY -
UNFURNISHED

A nicely presented three bedroom family home with a good size, sunny aspect rear garden, located in a quite residential road in Chessington.

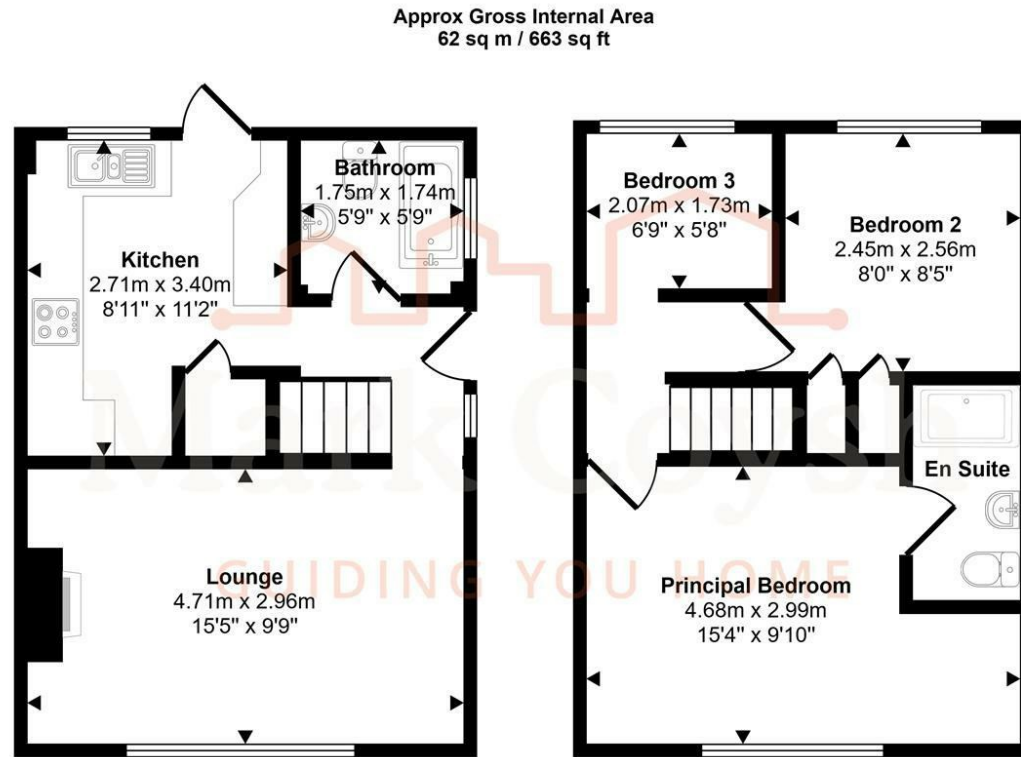
Further accommodation includes a downstairs bathroom, en suite shower room to the principle bedroom, a modern fitted kitchen and a large lounge/dining room.

Noteworthy benefits include a driveway with off street parking for approx 2 cars, side access to the garden and a good size loft space.

The property is close to strong transport links, including the A3, A243, Chessington North and Tolworth Stations. The local shops are not far away and there is a good selection of schools and green spaces to explore.





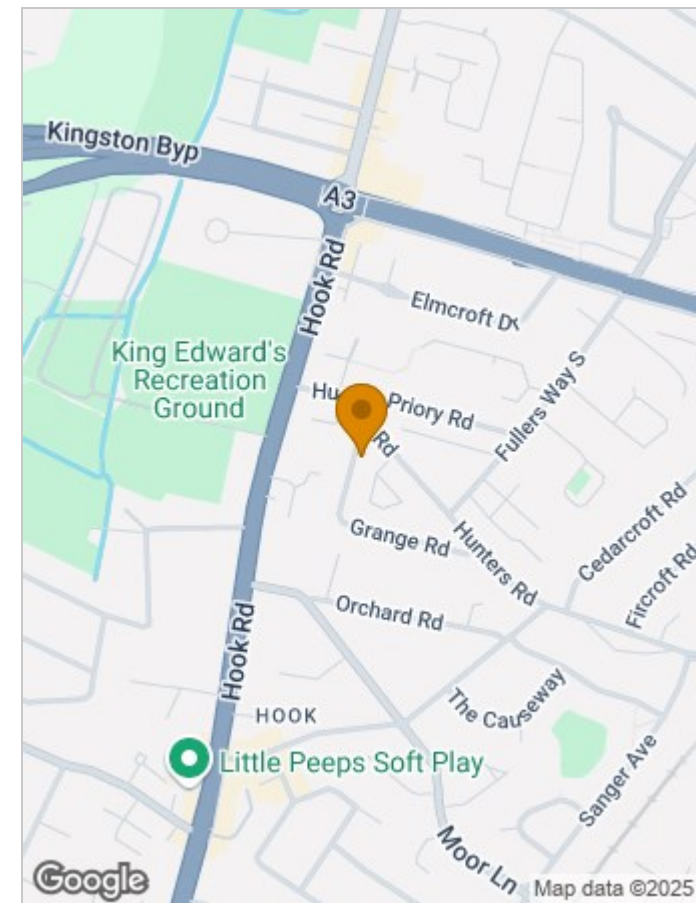


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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.



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