

## 31 Clayton Road, Chessington. KT9.



A spacious 3 bedroom end of terrace house offered for sale in a popular and convenient location close to local shops and transport links including Chessington North Station (with direct line services into London Waterloo), and within the catchment area of St Pauls and Lovelace Primary schools all within 0.5 miles.

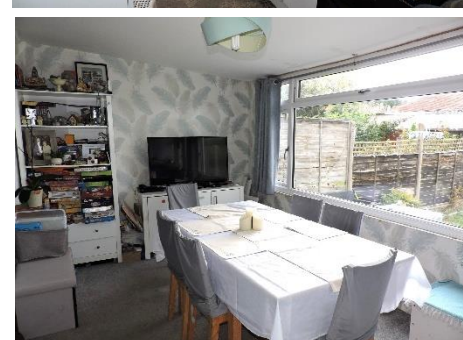
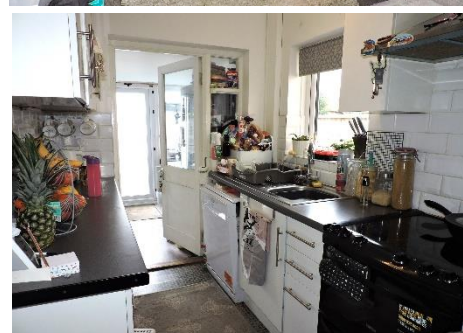
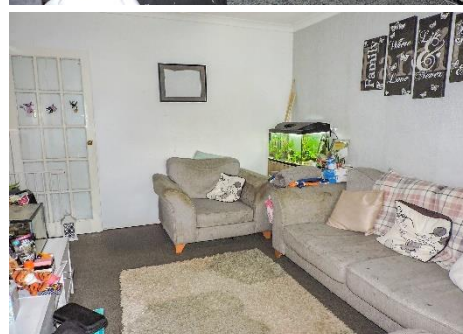
The property offers 3 reception rooms including a lounge, dining room with sliding patio doors leading to a large rear extension, a contemporary fully fitted kitchen with space for a free standing oven and plumbing for a dishwasher. Upstairs there are 2 double bedrooms and 1 single bedroom plus a bathroom with 3 piece white suite. Other benefits include gas central heating, double glazed windows and large loft with extension potential (subject to the normal planning consents).

The south westerly facing rear garden has a patio area leading to lawn, outside tap and rear gated access.

A garage and parking space can be accessed from the rear garden, in addition to off street parking on the front driveway.

**£515,000 Freehold**

**Viewing by appointment Tel: 020 8942 9575**



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## ACCOMMODATION INCLUDES

**Entrance:** Storm canopy.

**Entrance Hall:** Part glazed UPVC entrance door, modesty glass window to the side, cornicing, vinyl wood style flooring, understairs cupboards housing consumer unit, gas and electric meters, radiator, central heating thermostat and doors to:

**Lounge:** 13'7 (4.17M) x 11'10 (3.64M) max into alcove  
Bay window to the front, cornicing, alcove, ceiling light with fan, brick built feature fireplace, radiator and Internet point.

**Dining Room:** 11'5 (3.5M) x 10'2 (3.11M)  
Cornicing, radiator, TV aerial point, ceiling light point, sliding patio doors leading to:

**Rear Extension:** 16'8 (5.11M) x 8'8 (2.71M)  
Spacious and light, double glazed windows to 2 sides, patio door to rear garden, ceiling light point, upright radiator, space and plumbing for washing machine, space for fridge/freezer and other appliances.

**Fully Fitted Kitchen Dimensions:** 9'6 (2.9M) x 6' (1.82M)  
Window to the side, fitted with a range of white base and eye level units with granite effect work surfaces over, single drainer sink unit with chrome mixer tap and tiled splashback, space for free standing electric cooker, chrome extractor hood over, space and plumbing for dishwasher, spotlights, vinyl flooring, door to rear extension.

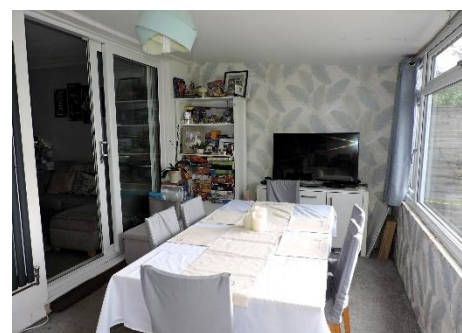
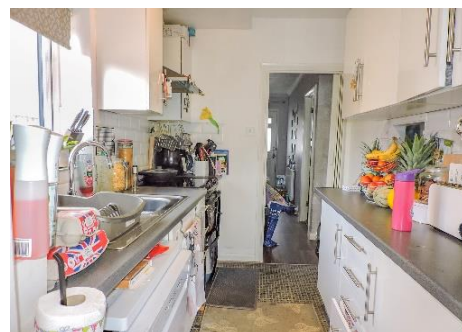
**Staircase to First Floor Landing:** Window to the side, handrail and balustrades, large loft hatch with fitted ladder and lights.

**Bedroom 1 Dimensions:** 14'3 (4.36M) x 10'4 (3.16M)  
Light and spacious with window to the front, ceiling light point and radiator.

**Bedroom 2 Dimensions:** 11'5 (3.5M) x 10'2 (3.11M)  
Window to the rear, built in cupboard, ceiling light point and radiator.

**Bedroom 3 Dimensions:** 10'11 (3.33M) x 6' (1.83M)  
Window to the front, built in cupboard housing central heating combination boiler, ceiling light point and radiator.

**Bathroom:** Window with modesty glass to the rear, fitted with a white suite comprising panel enclosed bath with main fed shower and chrome furnishings, wash hand basin with chrome mixer tap, low level W.C. chrome ladder heated towel rail, part tiled walls and vinyl flooring.





## External

**To the Front:** Driveway with off street parking, border with mature shrubs.

**Garage:** Accessed via rear garden gate or via a private service road. Parking space, up and over door.

**Rear Garden:** 60' (18.3 M) Approx.

South Westerly facing. Patio area leading to lawn, outside tap, side and rear gated access.

**Tenure:** Freehold

**Council Tax:** D £2,528.44 for 2025/26 (Royal Borough of Kingston upon Thames)

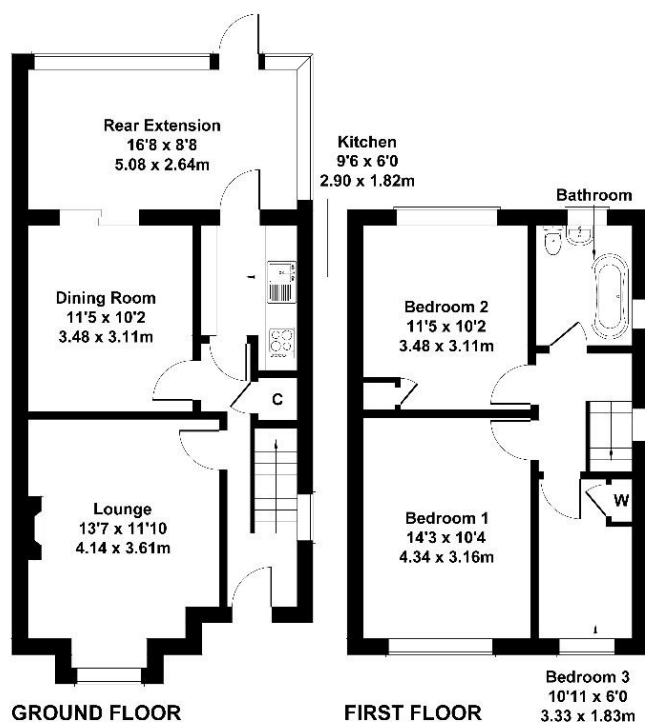
**EPC Rating:** E

**Agents Note:** 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 representing White and Hayward has the authority to make or give any representation or warranty in respect of the property.



## Clayton Road, Chessington KT9 1ND

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2025  
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