







## 45 Willcocks Close, Chessington, Surrey KT9 1HG

£450,000 Freehold

Hawes & Co Present to the market a charming two double bedroom end-of-terrace home, nestled in a peaceful close just 0.6 miles from Chessington North Rail Station. This property boasts a spacious and bright living area seamlessly connected to the kitchen, allowing natural light to grace the space throughout the day. The kitchen is well-equipped with ample storage and leads to a separate dining area. Step outside to a sun-soaked South/West facing garden.

Upstairs, you'll find two well-proportioned double bedrooms with built-in storage. The master bedroom offers plenty of space, providing the opportunity to convert it into two separate bedrooms.

- Two Double Bedrooms
- Close To Chessington North Station.
- Quiet Location
- End of Terrace

- Bright Living Area
- On Street Parking
- Side Access

## WILLCOCKS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 651 SQ FT- 60.48 SQ M





FIRST FLOOR



## FOR ILLUSTRATION PURPOSES ONLY

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MPORTANT NOTE TO PROSPECTIVE PURCHASERS: Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again this is perfectly normal but each is an independent check