

### Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

#### Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

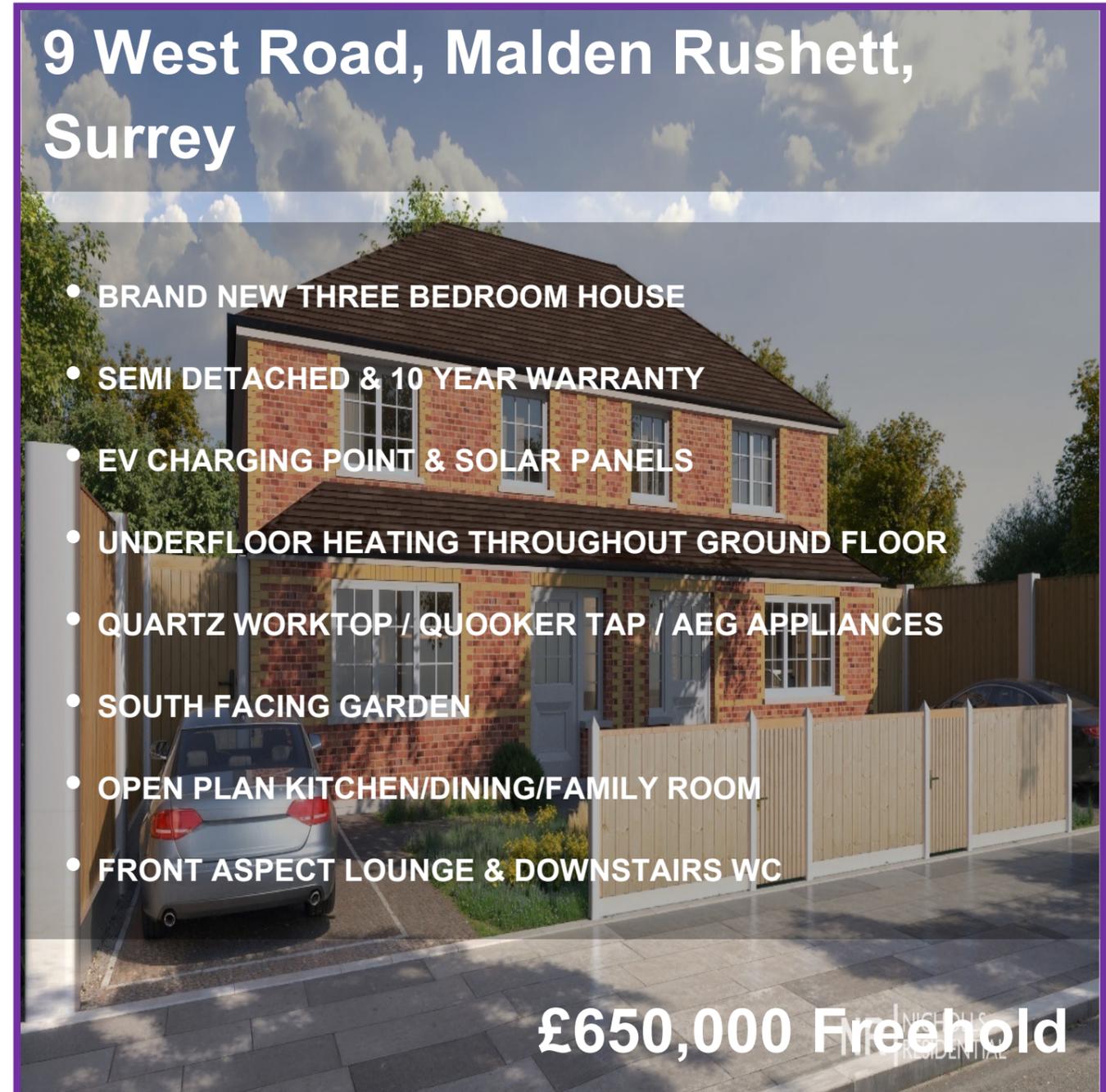
#### Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

## 9 West Road, Malden Rushett, Surrey

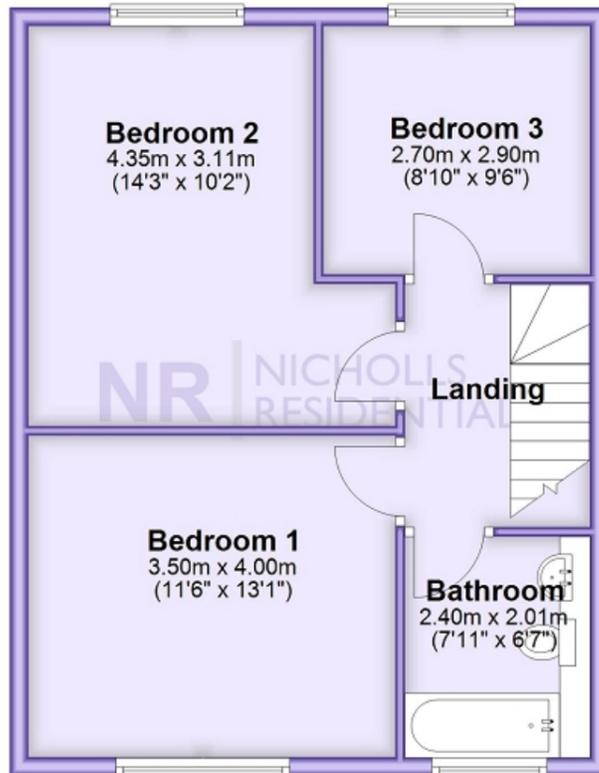
- BRAND NEW THREE BEDROOM HOUSE
- SEMI DETACHED & 10 YEAR WARRANTY
- EV CHARGING POINT & SOLAR PANELS
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- QUARTZ WORKTOP / QUOOKER TAP / AEG APPLIANCES
- SOUTH FACING GARDEN
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- FRONT ASPECT LOUNGE & DOWNSTAIRS WC

**£650,000 Freehold**



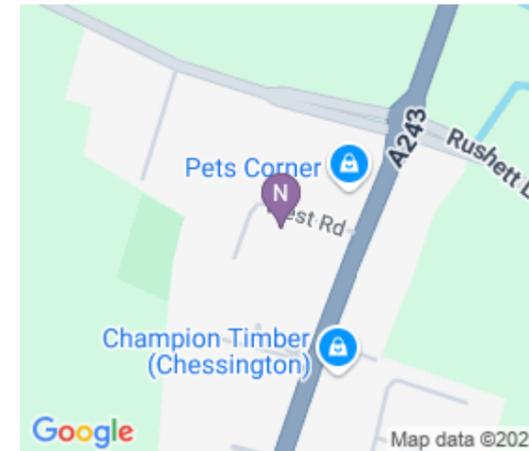


**First Floor**  
Approx. 48.5 sq. metres (522.2 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

One of only 2 superbly appointed BRAND NEW three semi detached houses. EARLY RESERVATION gives the option to choose wall colour, bathroom tiles, kitchen colour, carpets and flooring. Featuring a stunning open plan kitchen/dining/family room with modern fitted units, AEG appliances, quartz worktop and quooker tap along with bi fold doors and still allowing ample space for dining and living areas. There is a front aspect lounge, cloakroom wc and there is under floor heating throughout the ground floor. On the first floor there are three good size bedrooms and the family bathroom. Further benefits include EV charge point, a good size south facing garden, off street parking, 10 year warranty and solar panels. Situated between the towns of Chessington, Epsom and Leatherhead in the desirable village of Malden Rushett which has acres of fields and country walks is this fabulous house. EARLY VIEWING IS RECOMMENDED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

