

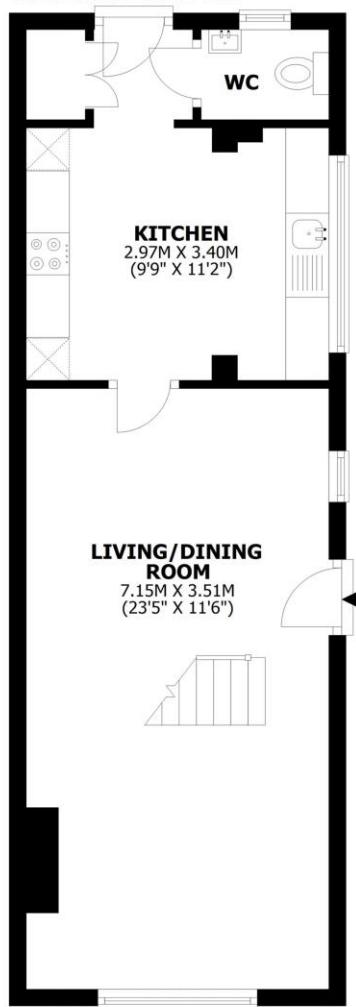


35 Station Road, Chertsey, Surrey, KT16 8BE

£415,000



GROUND FLOOR

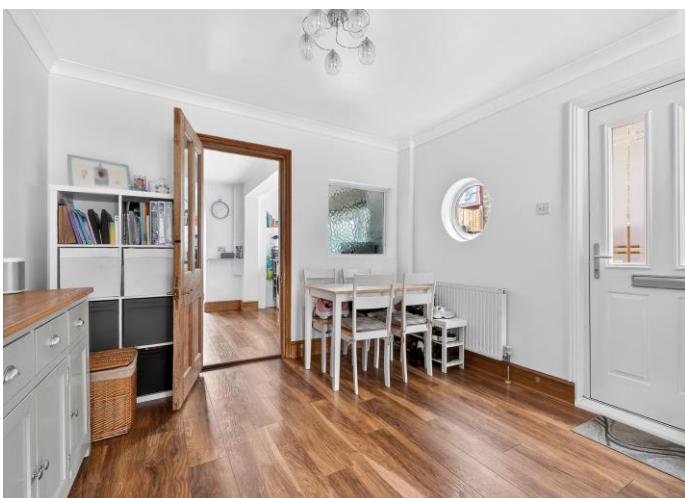


FIRST FLOOR



This floorplan is for illustrative guidance only and is not to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

A beautifully presented two-bedroom semi-detached cottage, ideally positioned just moments from Chertsey town centre and mainline train station. The current owners have made a number of thoughtful upgrades, including a recently refurbished kitchen offering ample worktop and cupboard space, a newly finished bathroom, shutters fitted to all windows, a modern combi boiler, and a newly built front wall. The layout works exceptionally well, with a spacious open-plan lounge and dining area, subtly divided by open stairs to create natural separation. The kitchen benefits from a side extension, providing excellent width, along with a downstairs W.C. Completing the accommodation are two well-proportioned bedrooms and a modern family bathroom on the first floor. Outside, the rear garden features a combination of patio and lawn, a shed to the rear, and convenient side access. Station Road is a highly sought-after central location. Chertsey mainline station is just a short walk away, offering services to London Waterloo in under 40 minutes via Weybridge, as well as a slightly longer direct service. Well-regarded schools nearby include Salesians and Chertsey High secondary schools, along with St Anne's, Stepgates and Pyrcroft primary schools. The High Street is close at hand and offers a range of amenities including Aldi, Sainsbury's, a Post Office, Costa Coffee and a variety of independent shops and eateries. Local pubs include The Kingfisher, The Bridge Hotel, The Crown and The Golden Grove. For commuters, Junction 11 of the M25 is nearby, providing excellent access to the A3, M3, Heathrow and Gatwick Airports. The area also boasts fantastic outdoor spaces such as St Ann's Hill, Abbey Fields, The Meads and Virginia Water Lake, while St Peter's Hospital and Thorpe Park are both close by. EPC Rating: TBC.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.