



**58 Station Road, Chertsey, Surrey, KT16 8BN**

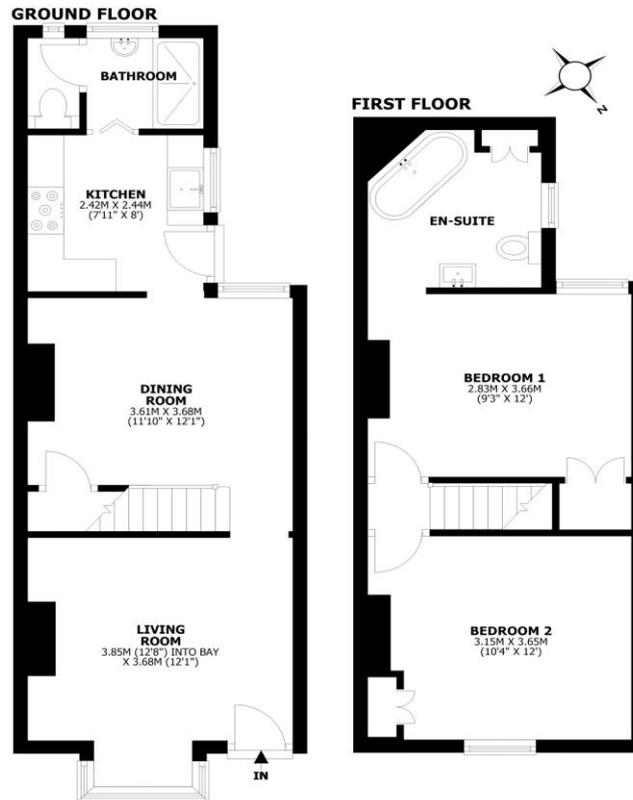
**£435,000**





## Station Road, Chertsey, KT16

Total area: approx. 67.1 sq. metres (722.6 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn 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.

Offered for sale with no onward chain, this beautifully refurbished two-bedroom character home effortlessly blends warmth, charm and modern comfort, and further benefits from two bathrooms. The current owner has carried out an extensive programme of improvements, including a full re-wire, new plumbing and boiler, a newly fitted kitchen, two new bathrooms and new flooring throughout, ensuring the property is presented in excellent order. The layout works particularly well, featuring two reception rooms. To the front, a cosy lounge with bay window and fireplace provides an inviting living space, while the dining room sits centrally and links seamlessly through to the kitchen. The kitchen is finished in a classic shaker style with wooden work surfaces, offering a timeless look and practical design, and fitted with integrated appliances and a range oven. A downstairs shower room is conveniently located to the rear. Upstairs, there are two well-proportioned double bedrooms, with the main bedroom benefiting from a full en-suite bathroom. There is a loft space and an understairs cupboard which give storage solutions. Outside, the south-facing rear garden enjoys a combination of shingle patio and lawn, creating an ideal space for relaxing or entertaining. There is also a rear access way. To the front, a walled boundary and attractive entrance approach enhance the overall kerb appeal. Fitted shutters to the double-glazed windows add further character and complement the home's charming feel throughout. Positioned in the heart of Chertsey, Station Road is a prime central setting that remains consistently popular. Just moments away, Chertsey railway station provides convenient links into London Waterloo in under 40 minutes via Weybridge, in addition to a slightly longer direct service - ideal for commuters. Families are well catered for, with respected secondary options such as Salesian School and Chertsey High School nearby. For younger children, St Anne's Catholic Primary School, Stepgates Community School and Pycroft Grange Primary School are all within easy reach. The town's High Street is close by, offering everyday essentials and more, including Aldi, Sainsbury's, a Post Office and Costa Coffee, alongside a variety of independent retailers and cafés. Popular local spots for dining and socialising include Pianillo, The Kingfisher, The Bridge Hotel, The Crown and The Golden Grove. Road connections are equally impressive, with Junction 11 of the M25 motorway providing straightforward access to the A3 road and M3 motorway, as well as both Heathrow Airport and Gatwick Airport. Residents can also enjoy a wealth of nearby green spaces, including St Ann's Hill, Abbey Fields, The Meads and Virginia Water Lake. Healthcare and leisure facilities are also close at hand, with St Peter's Hospital, Riverbourne and Thorpe Park situated nearby. 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.