



**10 Crosslands Chertsey Surrey KT16 9QY**

**£675,000**





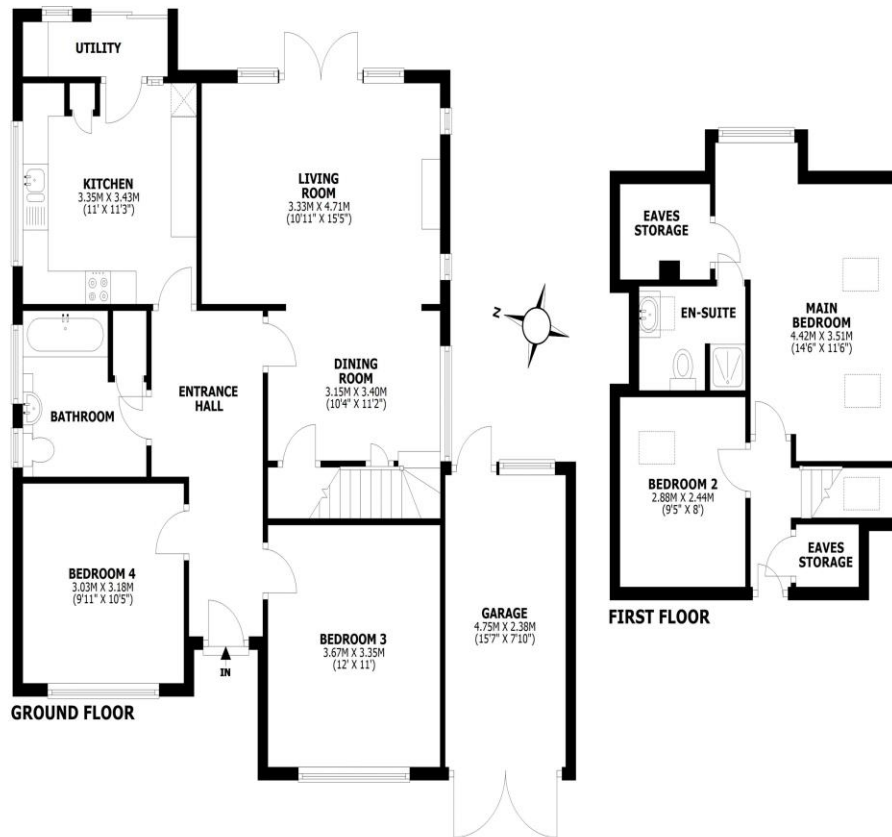


## Crosslands, Chertsey, KT16

Total internal area (excluding eaves storage): approx. 120.1 sq. metres (1292.9 sq. feet)

Main area: approx. 108.8 sq. metres (1171.2 sq. feet)

Garage: approx. 11.3 sq. metres (121.7 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.

Situated in a quiet and highly regarded cul-de-sac within residential Chertsey, a superbly presented four-bedroom detached chalet bungalow that offers an exceptional degree of versatility. This home is perfectly suited for those seeking the convenience of a traditional ground-floor bungalow setup while still providing the space and flexibility of a substantial family home. Its location is ideal for modern life, sitting within easy reach of local schools, St Peter's Hospital, and Junction 11 of the M25 for effortless commuting. The ground floor accommodation is well proportioned, featuring two double bedrooms and a primary family bathroom. The living space is a particular highlight, offering a bright area that comfortably accommodates both a formal dining set and a large lounge. This room opens directly onto the garden, framing a pretty and pleasant outlook. A separate, well-maintained kitchen provides a dedicated space for culinary tasks away from the main relaxation areas. On the first floor, the property offers two additional bedrooms and a convenient en suite shower room, making it perfect for guests or older children. The home is primarily double-glazed and served by gas central heating, ensuring comfort throughout the seasons. Outside, the easterly-facing garden is a peaceful retreat with a lovely backdrop, providing a sense of privacy and space. While the property has been meticulously maintained and is ready to move into, it also presents an exciting opportunity for the next owner. With its generous plot and layout, there remains significant scope for further extension and modernization, allowing you to tailor the home to your exact requirements and add further value in this sought-after pocket of Surrey. EPC D



**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.