



Cowley Avenue
CHERTSEY, KT16

yoodle®
Success and nothing less

Completely refurbished, family home in the catchment to several popular local schools!



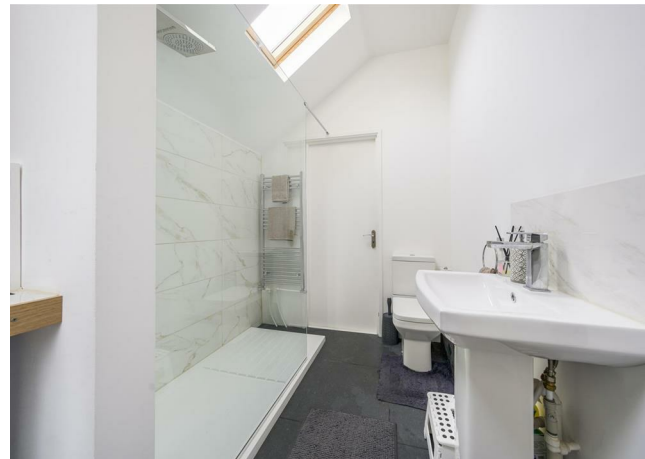
CATCHMENT FOR OUTSTANDING AND POPULAR LOCAL SCHOOLS

An excellent opportunity to acquire this bright and spacious family home in a fantastic location, situated on a no-through road close to Chertsey town centre and local schools.

Extended and refurbished to a high standard through out, as you enter the house the hallway offers ample storage for shoes and coats and splits off to a front reception/lounge with fitted shutters and open fireplace.

The recently fitted kitchen offers a great amount of storage with all integrated NEFF appliances. An open plan family/dining room, which was added to the house by the current owner with underfloor heating, offers seamless indoor/outdoor living via bifold doors which lead onto the beautifully landscaped garden, ideal for entertaining. Additionally on the ground floor there is a utility room, shower room with wc and secure storage at the side of the house.

Upstairs there are two large double bedrooms with potential to add another en-suite and one large single, all with fitted wardrobes. The family bathroom is fully tiled and has been refurbished to a high standard. Comprising of a bath, shower/wet-room and double sinks, ideal for a busy family. Further benefits include off street parking for two cars and easy access to major transport routes, St Peters hospital and both Woking and Staines shopping centres.



COWLEY AVENUE, CHERTSEY, KT16 9JH

ASKING PRICE £500,000

Local Authority: Runnymede

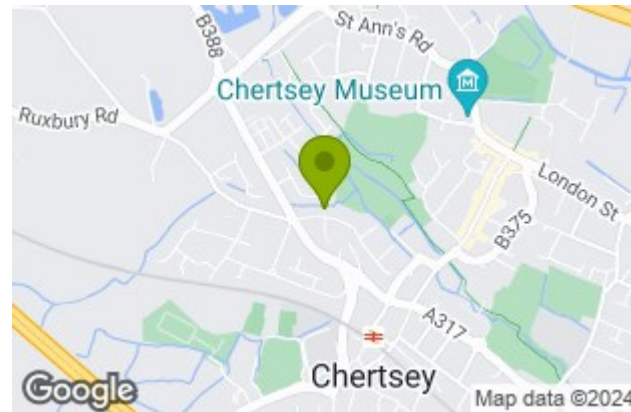
Council Tax Band: D

Parking: Off Street - 2 spaces

Additional info:

Ring doorbell included - hardwired

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	71		84
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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Approximate Gross Internal Floor Area = 139.1 sq m / 1498 sq ft

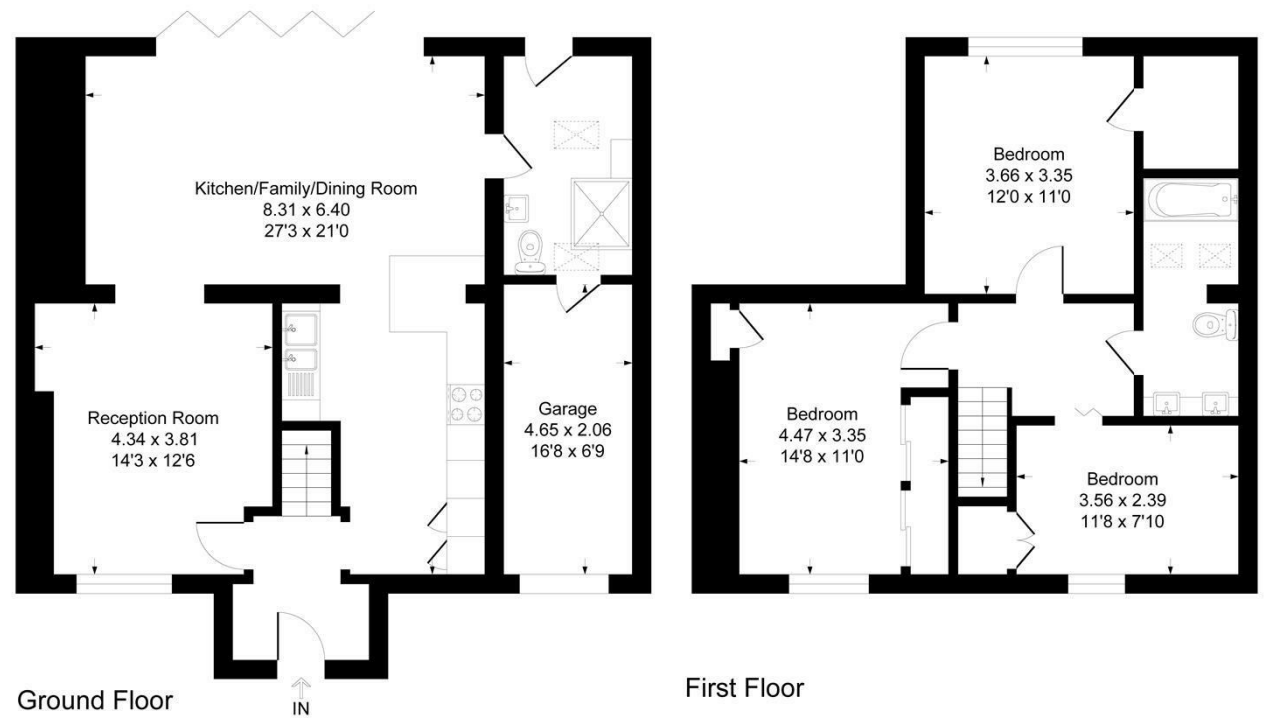


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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