



Richard State

Independent Estate Agents Limited



39 Bridge Road, Chertsey, KT16 8JR

£950,000





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- Mature half an acre plot with a 250' x 67' rear garden and a substantial brick outbuilding
- Four reception rooms
- Ground floor shower room
- Bespoke timber double glazed windows by Anglian
- Parking for numerous vehicles
- Approximately 2245 sqft of accommodation
- 24'5" Fitted kitchen dining room
- Wealth of character including many open fireplaces
- Great extension potential (S.T.P.P)
- Gas central heating with modern boiler and Megaflo system

A handsome and imposing four double bedroom, three bath/shower room double fronted detached Victorian residence occupying a mature half an acre plot and offering great potential for extension and possible conversion of the loft (S.T.P.P). This fine home retains a wealth of character but has been the subject of extensive improvement over the last ten years including timber replacement double glazed windows at great expense, three new bath/shower rooms and a contemporary fitted kitchen dining room with marble worktops, with potential remaining for the next custodian to stamp their own cosmetic identity. The living space includes a generous living room with a feature open fireplace, a spacious family room, a study, a charming orangery by Ortega, a 24'5" fitted kitchen dining room, a utility room and a shower room. Upstairs, the four double bedrooms all have feature fireplaces with the master bedroom having an ensuite shower room. The remodelled family bathroom has a bath and a separate shower enclosure. Outside the frontage provides parking for 5/6 vehicles with gated access to both sides leading to an amazing 250' x 67' rear garden backing directly on to equestrian land. Three Gables is conveniently situated close to historic Chertsey town centre and the River Thames and is well served by favoured schools including Chertsey High School, Sir William Perkins and Salesians.
OFFERED FOR SALE WITH NO ONWARD CHAIN



The accommodation comprises (please see attached floor plan):

LOGGIA STYLE ENTRANCE CANOPY: Quarry tiled floor, courtesy light, original front door to;

SPACIOUS ENTRANCE HALL: Attractive tile effect Karndean flooring, leaded light window, storage cupboard, radiator

DOUBLE ASPECT LIVING ROOM: Impressive feature open fireplace with slate hearth, feature square bay with double glazed windows, fitted storage units, two side aspect double glazed windows, downlighters, two radiators

FAMILY ROOM: Brick built open fireplace with log burner, double glazed window, downlighters, two radiators

DOUBLE ASPECT STUDY: Double glazed windows, radiator, double glazed door to garden

ORANGERY BY ORTEGA: Quarry tiled floor, two radiators, exposed brick wall, light and power, double glazed windows and double glazed roof with opening vent, double glazed double doors to rear garden

KITCHEN DINING ROOM: Butler ceramic double sink in a comprehensive modern range of pale grey wall and base units with soft close doors, marble worktops, splash backs and breakfast bar, integrated Bosch double oven incorporating microwave, Bosch 5





burner gas hob with extractor hood, integrated dishwasher and full height fridge and freezer, Karndean flooring, downlighters, radiator, double glazed window, double glazed double doors to rear garden

UTILITY ROOM: Matching pale grey units with stainless steel sink, plumbing for washing machine, space for tumble drier, Karndean flooring, double glazed window

SHOWER ROOM: Modern white suite comprising large shower enclosure w.c., hand basin in vanity unit, tiled walls, downlighters, Karndean flooring with underfloor heating

WIDE TURNING STAIRCASE TO SPACIOUS GALLERIED STYLE LANDING: Double glazed bow window with fitted bench seat, radiator, airing cupboard with Megaflo hot water tank, hatch to large park boarded loft with ladder and light

DOUBLE ASPECT MASTER BEDROOM: Feature fireplace, built in wardrobes, downlighters, two double glazed windows, radiator

ENSUITE SHOWER ROOM: Modern white suite comprising shower enclosure, w.c., hand basin in vanity unit, tiling to walls and floor, downlighters, double glazed window, ladder radiator

BEDROOM TWO: Built in wardrobes, feature fireplace, double glazed bow window, radiator

BEDROOM THREE: Feature fireplace, double glazed bow window, radiator

BEDROOM FOUR: Built in wardrobe, feature fireplace, double glazed window, radiator

FAMILY BATHROOM: Modern white suite comprising bath with central tap, separate shower enclosure, w.c., hand basin in vanity unit, attractive tiling to walls and floor, downlighters, ladder radiator, double glazed window

OUTSIDE:

FRONT GARDEN: Hardstanding and gravel driveway providing parking for five/six vehicles, enclosed garden ideal for storage or further parking, gated access to both sides leading to;

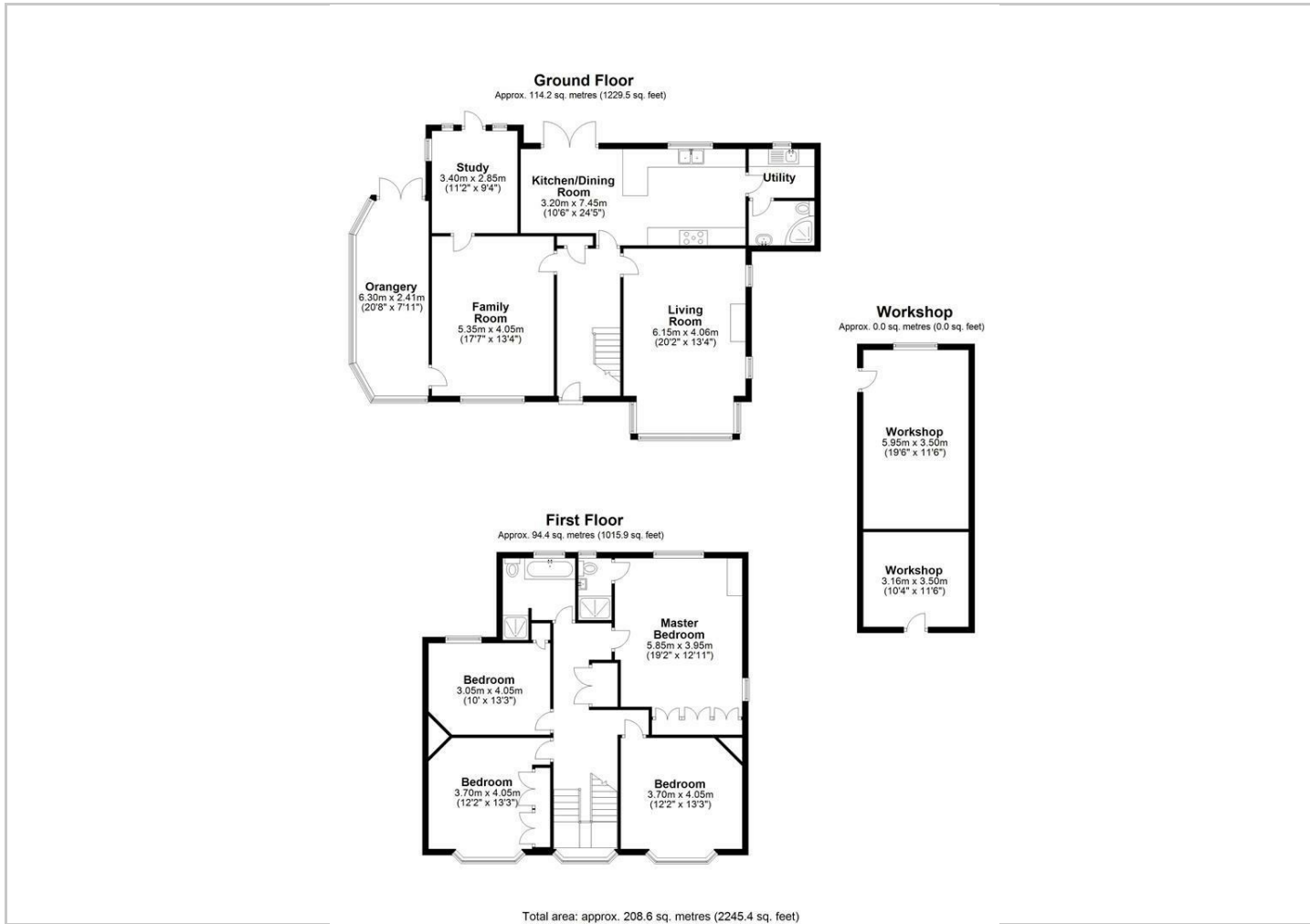
REAR GARDEN: Measuring 250' x 67' (almost 0.4 acre) and enjoying delightful views across equestrian fields. Patio with hot tub, tap, lighting, raised pond with rockery and waterfall, storage shed, rustic garden room with power and a bar, mature shrubs and trees, remainder laid to lawn

OUTBUILDING: A substantial brick built outbuilding, currently divided in two and ideal for use as a workshop, games room, home office etc





Floor Plans

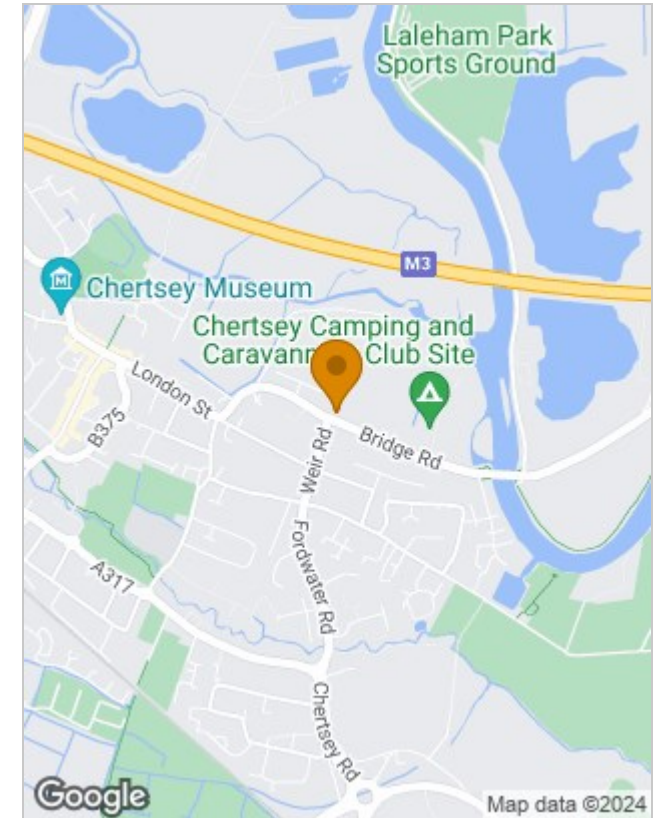


Viewing

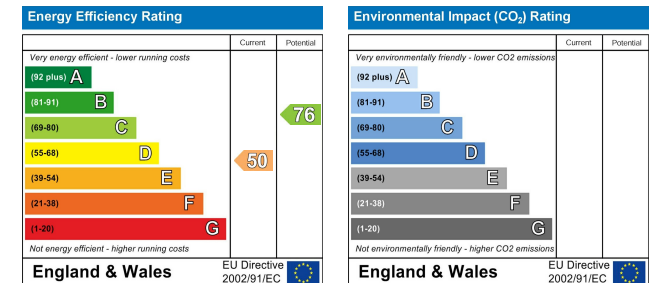
Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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