



# Richard State

*Independent Estate Agents*

**Guildford Road, Chertsey, KT16 9BJ    £450,000**

**A charming three bedroom halls adjoining, red brick Victorian style semi detached house. Well presented throughout and extensively improved over the last three years including rewiring, replumbing, new gas central heating and a remodelled bathroom. The ground floor living space includes two good size connecting reception rooms, each with an impressive feature open fireplace, a fitted kitchen and a remodelled bathroom. A superb solid timber staircase leads to the three first floor bedrooms. The property occupies a corner plot with a private south facing garden and is conveniently situated close to the station, schools and historic Chertsey town centre.  
**NO ONWARD CHAIN****



- **A wealth of character features**
- **Two good size reception rooms, each with an impressive feature fireplace**
- **Rewired, replumbed, and new gas central heating within the last three years**
- **Remodelled bathroom**
- **Sunny south facing garden**
- **Close to town and station**
- **No onward chain**



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**The accommodation comprises (please see attached floor plan);**

**ENTRANCE CANOPY:** Tiled step, lighting, front door to:

**ENTRANCE HALL:** Wood flooring, downlighters, radiator

**LIVING ROOM:** Chimney breast with feature open fireplace and storage units, angular bay with double glazed windows and fitted bench seat, wood flooring, radiator, opening to:

**DINING ROOM:** Chimney breast with feature fireplace, wood flooring, deep understairs cupboard, downlighters, double glazed window, radiator

**KITCHEN:** White laminate wall and base units with integrated oven, hob and extractor hood, sink, attractive tiling to walls and floor, downlighters, double glazed window, door to garden

**BATHROOM:** Modern white suite comprising bath with shower unit, w.c, hand basin in vanity unit, attractive tiling to walls and floor, combination boiler, wall cabinet, radiator, Velux window, double glazed window

**SUPERB TIMBER STAIRCASE TO FIRST FLOOR LANDING:** Wood flooring, downlighters, hatch to loft

**BEDROOM ONE:** Twin fitted wardrobes, two double glazed windows, radiator

**BEDROOM TWO:** Chimney breast with fireplace, double glazed window, radiator

**BEDROOM THREE:** Chimney breast with fireplace, wood flooring, double glazed window, radiator

**OUTSIDE:**

**FRONT GARDEN:** Small front garden with shrubs

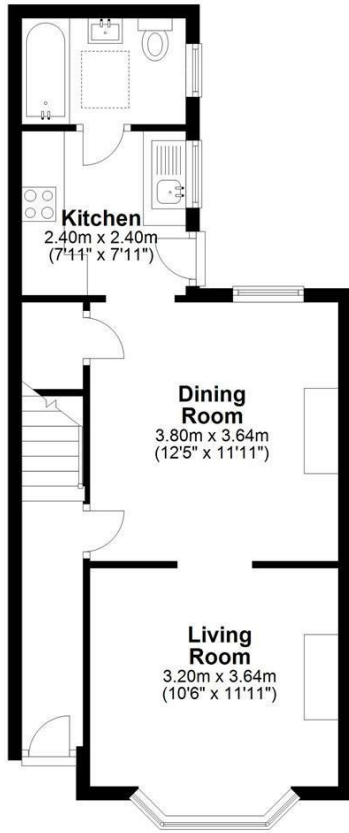
**REAR GARDEN:** A private enclosed garden enjoying a sunny southerly aspect. New fencing and side gate. Attractive tree, shed, remainder being laid to stones





### Ground Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 81.5 sq. metres (877.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**For an appointment to view please telephone 01932 354111**

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