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Fernlands Close  
Chertsey, Surrey

Johnson & Jones



# 44 Fernlands Close Chertsey, KT16 9PX

**Guide Price £500,000**

Located in a tranquil cul-de-sac in Chertsey, this beautifully renovated semi-detached house offers a perfect blend of modern living and classic charm. Built in circa 1950, the property has been thoughtfully extended to provide a spacious and inviting atmosphere, boasting an impressive 1,182 square feet of space.

Upon entering, you are greeted by a front aspect well-proportioned reception room, ideal for both relaxation and entertaining. The heart of the home is the extended kitchen at the rear, which has been designed with contemporary living in mind, providing ample space for culinary creativity and family gatherings.

The property features two comfortable bedrooms, ensuring a restful retreat at the end of the day. The first-floor bathroom suite is modern and stylish, offering a serene space for your daily routines.

One of the standout features of this home is the expansive corner plot garden, which provides a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. With rear access and a detached workshop, this garden is not only a beautiful addition but also offers practical benefits for those looking to run a business or in need of storage.

Further development may even be an option with the potential to substantially extend, or even build an entire second, maybe even a third property! Subject to relevant planning consents, of course.

Parking is a breeze with a large yard for several vehicles, making it convenient for families or guests. The house benefits from gas central heating and double-glazed windows, ensuring comfort throughout the seasons.

This property is ideally situated in a quiet location with no through traffic, making it perfect for families or those seeking a peaceful environment. With its blend of modern amenities and charming features, this home is a rare find in Chertsey. Don't miss the opportunity to make it your own.

Tenure: Freehold

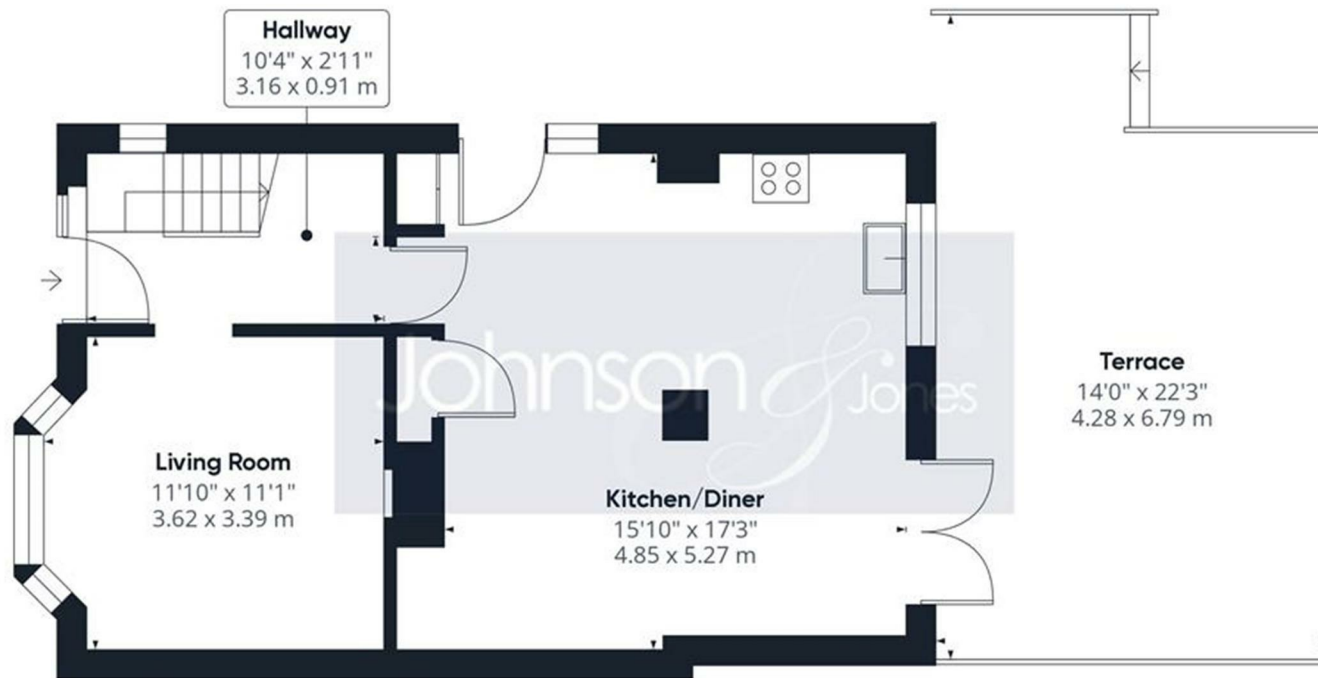
Council Tax: Band D



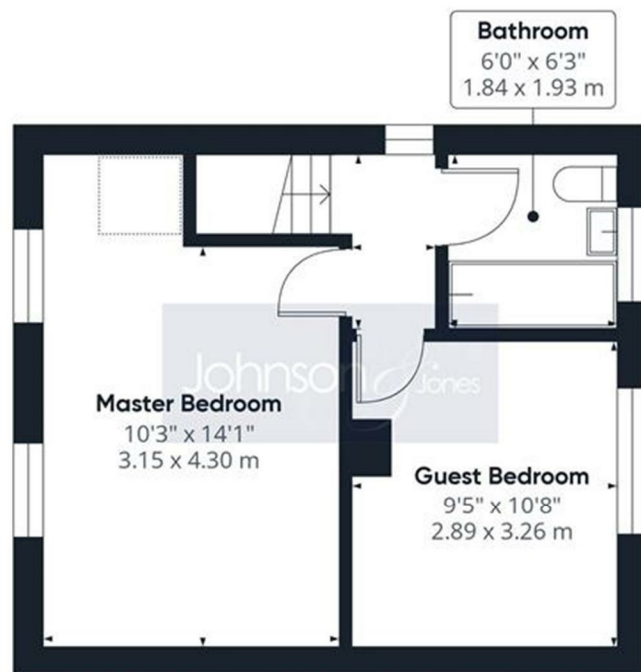
Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.



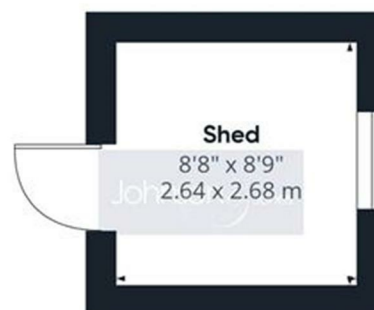




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

**Approximate total area<sup>(1)</sup>**

1181.56 ft<sup>2</sup>

109.77 m<sup>2</sup>

**Balconies and terraces**

285.67 ft<sup>2</sup>

26.54 m<sup>2</sup>

**Reduced headroom**

12.91 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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