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**Pyncroft Road
Chertsey, Surrey**

Johnson & Jones

111 Pyrcroft Road Chertsey, KT16 9ET

Guide Price £595,000

Located on the slopes of St Ann's Hill, only a moments walk from Pyrcroft Grange School, this stunning four bedroom, two bathroom semi-detached period property really needs to be seen to be appreciated.

With spacious and flexible accommodation split over three floors this lovely family home is incredibly deceptive. Upon entering the property you are greeted by an attractive light and airy entrance hall. Leading through the lounge has front aspect with a box bay window, polished parquet flooring and a beautiful feature fireplace as the focal point in the room. To the rear the kitchen and dining room have been opened up to create a wonderful entertaining space with pleasant views out to the garden.

Leading up to the first floor we have bedrooms two, three and four with both of the larger benefitting from fitted wardrobes. The family bathroom is fully tiled with chrome fixtures and fittings. A particular feature of the property is the master suite which occupies the entire top floor. With stunning views and its own en-suite shower room it is certainly a space which will be valued.

Externally the rear garden is a fantastic size with a huge porcelain patio covered by a glass veranda for all year round use. This steps down to a manicured lawn with an array of mature trees shrubbery giving a wonderful feeling of seclusion. The front garden has been converted into a driveway to provide an ever required parking space.

The whole property is double glazed, neutrally decorated and has gas central heating. Given its fantastic space and very convenient location for most families, we highly doubt this one will remain available for long.

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



Floor 1



Floor 2

Approximate total area⁽¹⁾

1122 ft²

104.5 m²

Reduced headroom

37 ft²

3.4 m²

(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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