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St. Ann's Road  
Chertsey,

Johnson  Jones

# 19 St. Ann's Road Chertsey, KT16 9DD

## Guide Price £495,000

Set back on the highly desirable St. Ann's Road, in the charming town of Chertsey, this delightful terraced house offers a perfect blend of comfort, character and modern living.

As you enter, you are greeted by a welcoming entrance hall that leads to two inviting reception rooms, elegantly separated by French doors. This design allows for a versatile living space that can be opened up for entertaining or kept cosy for quieter evenings. The property has been thoughtfully extended to the rear, creating a large open-plan kitchen-diner that boasts patio doors, providing a seamless connection to the rear garden. Furthermore, we have a downstairs shower room and a combined utility room.

The first floor features a fully tiled family bathroom, complete with chrome fixtures and a shower above the bath, ensuring convenience for all. With three well-proportioned bedrooms, including two spacious doubles and a generous single, this home is ideal for families or those seeking extra space.

The outdoor space is equally impressive, with a block-paved front and a rear garden primarily laid to lawn, complemented by a spacious decked area perfect for summer gatherings. A significant advantage of this property is the large double garage at the end of the garden, featuring electric doors for added convenience. Vehicle access is via a private access road. Additionally, a well-equipped workshop with power and lighting presents an excellent opportunity for a home office or gym.

The location is superb, with Abbeyfields just a short stroll away and Chertsey Cricket Club nearby. Chertsey High Street is a mere 0.3 miles from your doorstep, while the railway station is conveniently located only 0.5 miles away, making commuting a breeze. This property is being sold with no onward chain and complete vacant possession, offering a smooth transition for the new owners. Don't miss the chance to make this wonderful, newly renovated "turn-key house" your new home.

Tenure: Freehold



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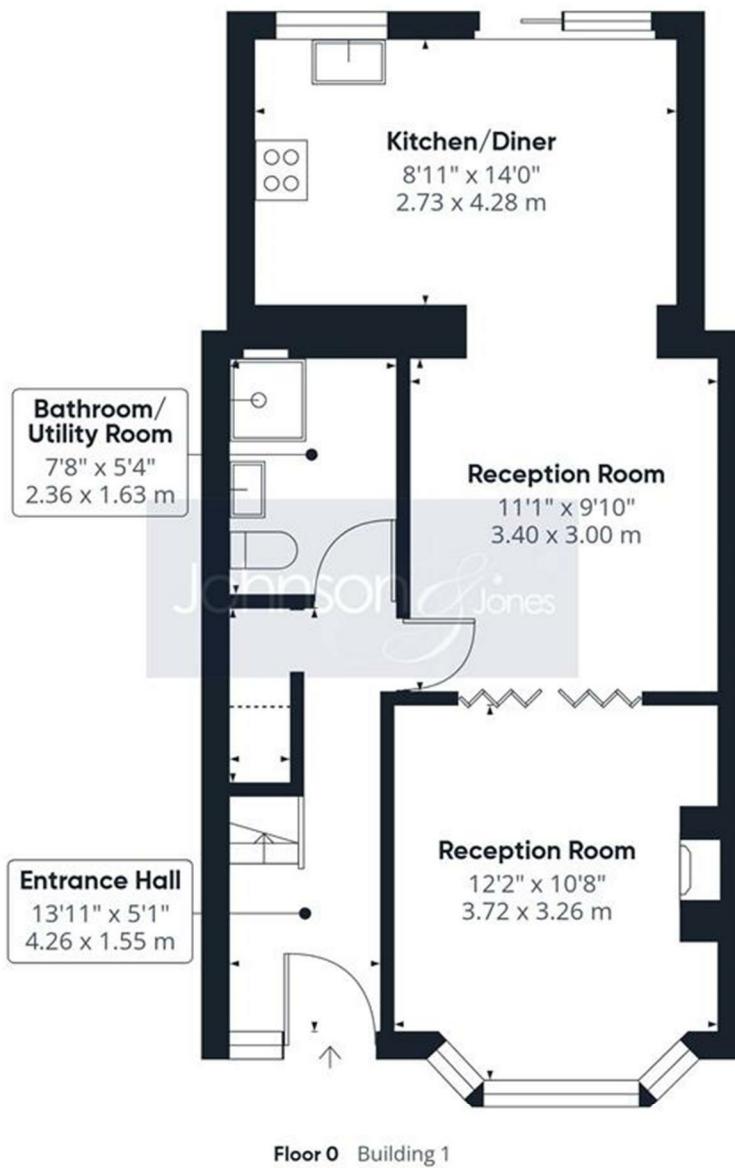


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Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the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





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

1140 ft<sup>2</sup>

105.9 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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