



**Queenswood, Chobham Road,
Ottershaw, Chertsey, Surrey, KT16 0QE**



Freehold: £1,100,000

Council Tax Band: G

EPC Rating: A

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APPROXIMATE FLOOR AREA = 1485 SQ FT / 138 SQ M
 GARAGE = 317 SQ FT / 29.4 SQ M
 TOTAL = 1802 SQ FT / 167.4 SQ M
 (PLOT AREA = 0.28 OF AN ACRE)



GROUND FLOOR

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)





Arthur Samuel Estate Agents, 1st Floor, 11 Church Street, Walton on Thames, Surrey, KT12 2QP

Disclaimer: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property. Please also note that we are unable to test services, fireplaces, central heating systems and all domestic appliances, so we can not verify that they are in working order. Any interested parties are advised to obtain verification from their solicitor or surveyor.



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