

JAMES NEAVE
THE ESTATE AGENTS



97 Station Road, Chertsey, Surrey, KT16 8BT

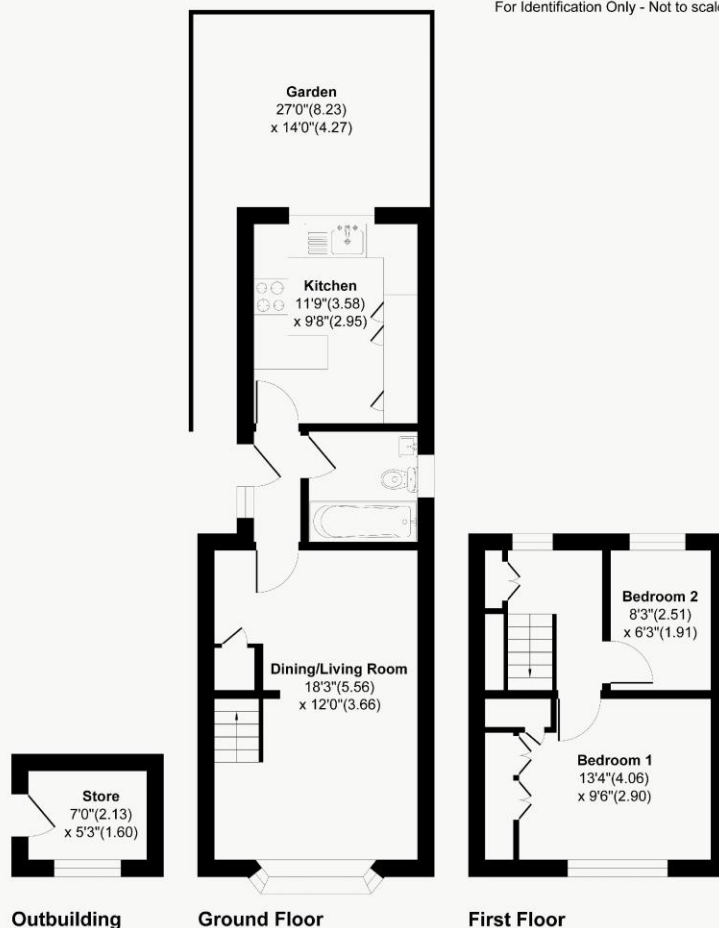
Guide Price £400,000



Station Road, Chertsey, Surrey, KT16

Approximate Area = 692 sq ft / 64.2 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents.



A beautifully presented Victorian semi-detached cottage situated on a sought-after residential road, offering attractive kerb appeal enhanced by an established rose bush to the front. Internally, the property features a bright and welcoming open-plan living and dining room, creating a sociable and versatile living space ideal for both everyday life and entertaining. There are two bedrooms, including a generous principal double bedroom with fitted wardrobe storage. The kitchen has been thoughtfully extended and offers an impressive amount of worktop and cupboard space for a property of this style, complemented by a practical breakfast bar. The ground floor also benefits from a modern bathroom fitted with a contemporary white suite, shower over bath, and a window providing natural light and ventilation. Further features include attractive wood flooring throughout both floors and useful loft space for additional storage. To the rear, the property enjoys a low-maintenance garden with artificial lawn and a detached shed with windows, presenting excellent potential as a home office, studio, or hobby room. Station Road enjoys a highly convenient central Chertsey location, popular with commuters and families alike. Chertsey railway station is within easy walking distance, offering regular services to London Waterloo in under 40 minutes via Weybridge, alongside additional direct connections. The area is well served by a range of respected schools, while Chertsey High Street is close by and provides an excellent selection of everyday amenities, including supermarkets, a Post Office, cafés, restaurants, and independent shops. For motorists, there is easy access to the M25 (Junction 11), connecting to the A3 and M3, with Heathrow and Gatwick airports also readily accessible. Residents can enjoy a variety of nearby green spaces, including St Ann's Hill, Abbey Fields and Virginia Water Lake, while St Peter's Hospital and Thorpe Park are both within easy reach. EPC Rating D.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.