



37a Laburnum Road, Chertsey, Surrey, KT16 8BY

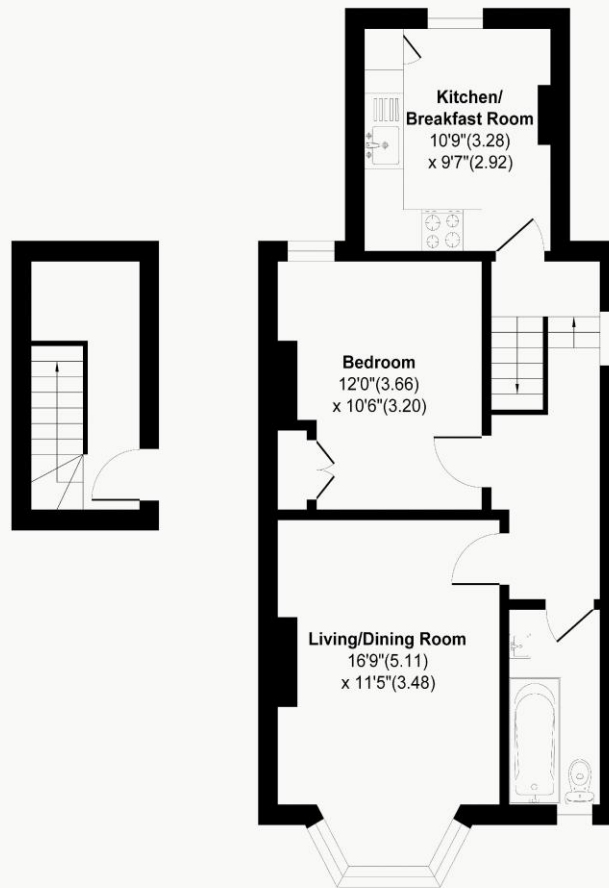
£240,000



Laburnum Road, Chertsey, Surrey, KT16

Approximate Area = 627 sq ft / 58.2 sq m

For Identification Only - Not to scale



Ground Floor

First Floor

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



Offered with no onward chain, this charming one-bedroom first floor maisonette forms part of an attractive character conversion, quietly positioned at the end of a popular residential road. The property will be sold with a share of the freehold, a 999-year lease and no service charges. The front door opens into a useful entrance lobby, providing excellent space for coats and shoes, with the current occupants also using the space for a tumble dryer. Stairs lead to the first floor hallway, which benefits from a split-level layout, a large window providing plenty of natural light and access to the loft. The accommodation features a front-facing living room with high ceilings, a bay window and chimney breast, while the rear kitchen has space for a breakfast table and is fitted with modern high-gloss white units, black worktops and space for a washing machine and fridge freezer. A Glow-worm condensing boiler is housed in a cupboard. The rear-facing bedroom is a good size, with the bathroom positioned to the front and fitted with a white suite, shower over the bath and modern beige tiling. Outside, there is off-street parking for one car, together with space to the side for a small table and chairs. Further benefits include gas central heating and double glazing. Positioned close to the centre of Chertsey, Laburnum Road is a popular location with a wide range of amenities and excellent transport links nearby. Chertsey railway station is within walking distance, offering services to London Waterloo in under 40 minutes via Weybridge, as well as a slightly longer direct service, making it an excellent choice for commuters. Chertsey High Street is also close by, providing a good selection of everyday amenities including Aldi, Sainsbury's, the Post Office and Costa Coffee, alongside independent shops, cafés and restaurants. Popular local venues include Pianillo, The Kingfisher, The Bridge Hotel, The Crown and The Golden Grove. For commuters, Junction 11 of the M25 provides easy access to the A3 and M3, as well as Heathrow and Gatwick airports. There are also plenty of opportunities to enjoy the outdoors, with St Ann's Hill, Abbey Fields, The Meads and Virginia Water Lake all within easy reach. St Peter's Hospital, Riverbourne and Thorpe Park are also nearby, adding to the convenience of this well-connected location. A charming maisonette offering character, practical accommodation and a convenient location, with the added benefit of no onward chain. EPC Rating E.



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.