

33 CHESTNUT WAY

Bramley



Chantries
& Pewleys

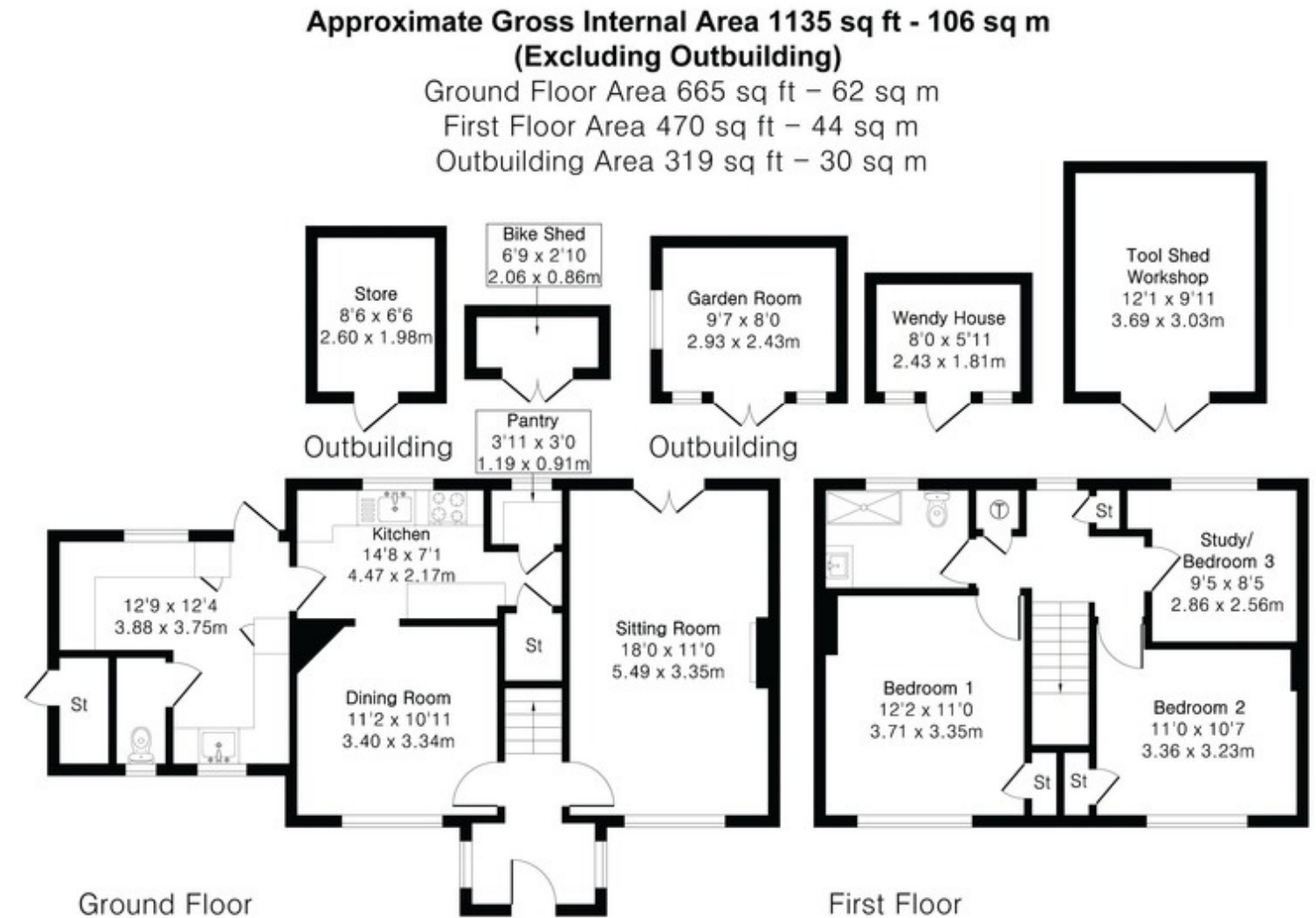
ESTATE AGENTS



AT A GLANCE

- Three-bedroom semi-detached home
- Separate sitting and dining rooms
- Kitchen overlooking the rear garden
- Useful adjoining utility room
- First-floor shower room
- Block-paved driveway providing off-road parking
- Particularly generous rear garden
- Garden room
- Out buildings
- Village setting in Bramley

Tenure: Freehold. **Council Tax Band:** D. **EPC:** C



FROM THE AGENT

"The garden is a significant part of the appeal here. It has genuine depth, with a paved terrace close to the house and a large area beyond, so there is room for different parts of the garden to serve different purposes.

Inside, the layout is more traditional. The sitting and dining rooms remain separate, while the kitchen and utility sit alongside one another at the rear. Upstairs, three bedrooms are joined by a family bathroom".

Warmly,

Toni

Toni Humphries
Associate

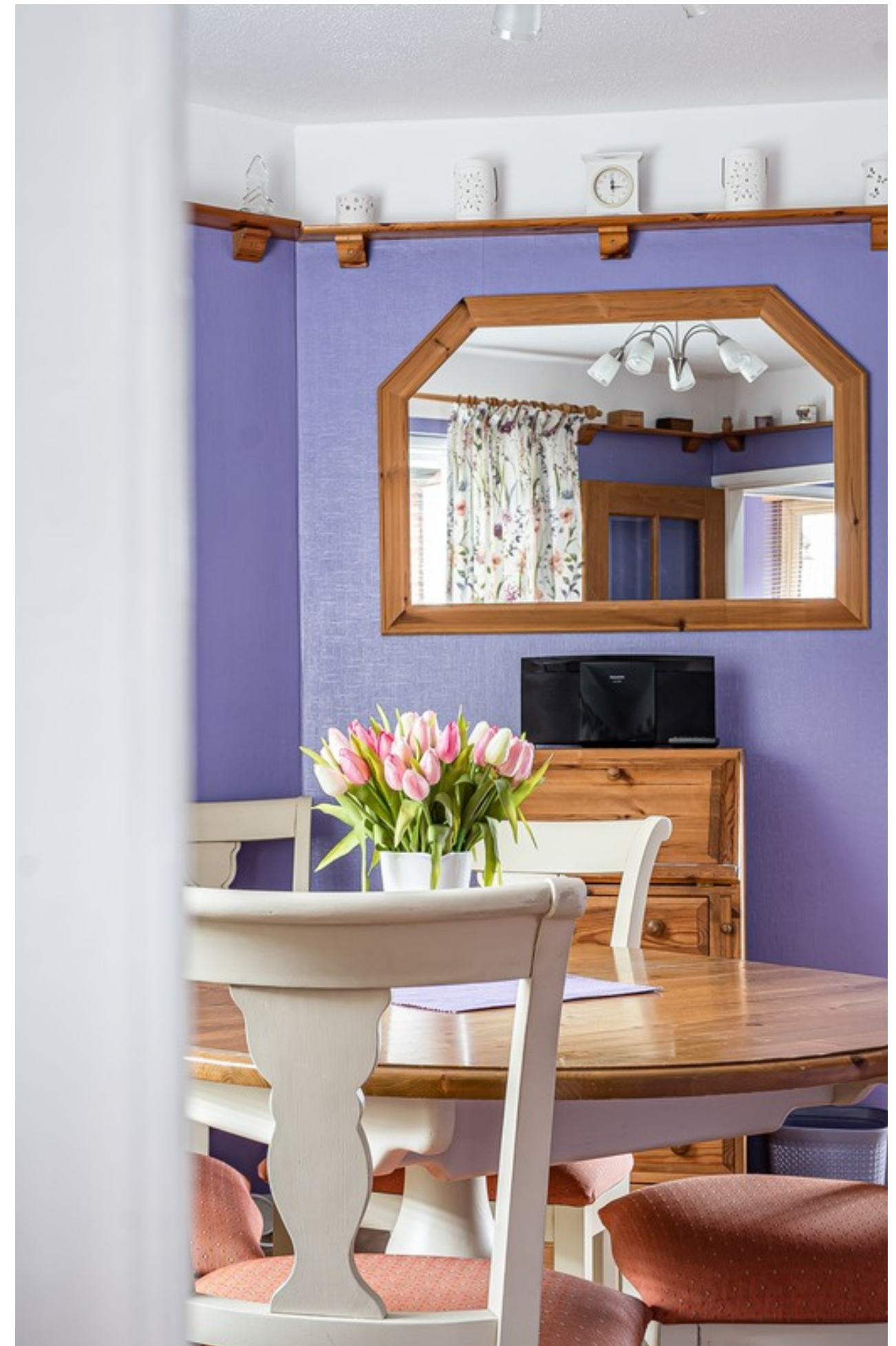


LIVING & DINING ROOM

The ground floor retains separate rooms for sitting and dining, giving each space a clear purpose.

The sitting room extends to approximately 18' in length and has windows at either end. A fireplace creates a natural focal point within the room, while its length allows the seating to be arranged without crowding the central space.

The dining room sits separately alongside. It has room for a dining table as well as additional furniture, with an opening leading directly towards the kitchen. This connection keeps the two areas closely related while retaining a defined dining room.





KITCHEN & UTILITY

The kitchen sits towards the rear of the house and looks directly over the garden. Units and work surfaces run along both sides, creating a practical working arrangement with the sink positioned beneath the window.

The adjoining utility room provides further storage and space for laundry appliances. A glazed door opens directly onto the terrace, making this the everyday connection between the house and garden.

FIRST FLOOR

There are three bedrooms on the first floor.

Bedrooms one and two are both double rooms, positioned to the front of the property and the third bedroom/study overlooks the rear garden.

The shower room is also on this floor and includes a walk-in shower enclosure, wash basin and WC.





The rear garden deserves particular attention because of both its depth and the way it is arranged.

A broad paved terrace runs behind the house, creating a defined area immediately outside for a table and chairs. From here, steps lead into the main garden, which extends for a considerable distance and is enclosed by fencing, hedging and established planting.

Numerous garden buildings sit towards the far end. One is a larger timber summerhouse-style building with glazed double doors, while the others provide additional garden storage. The scale of the plot leaves substantial open garden around them rather than allowing the buildings to dominate the space.

To the front, a block-paved driveway provides off-road parking, with established hedging helping to define the plot from the neighbouring properties.





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