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Grove Road  
Chertsey, Surrey

Johnson & Jones

# 64 Grove Road Chertsey, KT16 9DJ

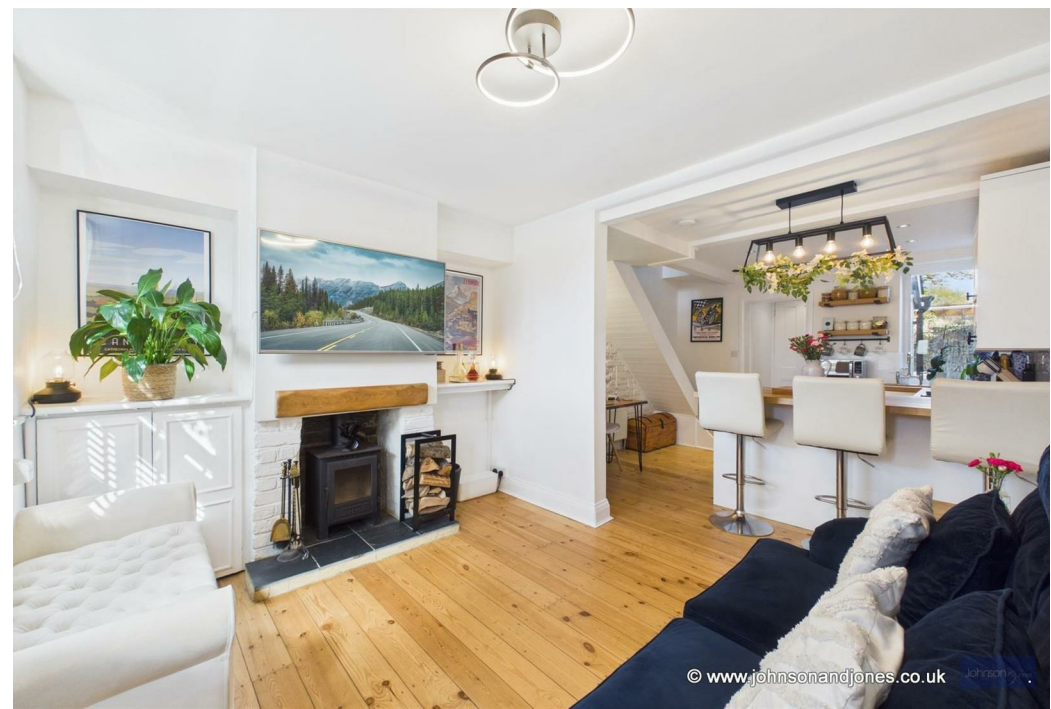
**Guide Price £365,000**

Nestled elegantly on the highly desirable Grove Road in the heart of Chertsey, this delightful Victorian terraced cottage offers a masterclass in blending period character with sophisticated modern living. The property immediately impresses with its curated aesthetic, featuring stripped and varnished wood floorboards, exposed painted brickwork, and a charming feature fireplace that anchors the home in its historic roots. Beautiful oak doors fitted with matte black hardware seamlessly bridge the gap between traditional charm and contemporary style.

The heart of the home is the stunningly opened-up living area, which creates a bright, dual-aspect space designed for effortless entertaining. This expansive footprint allows for a natural flow between the lounge and dining areas, centred around a large island breakfast bar that elegantly transitions into the kitchen. The lounge itself serves as a cosy sanctuary, enhanced by elegant plantation shutters and a working wood-burning stove that provides a warm focal point for winter evenings. The kitchen is as functional as it is stylish, equipped with a range of integrated Bosch appliances and supported by a modern Worcester Combi-Boiler to ensure comfort and efficiency throughout.

The first floor comprises two spacious double bedrooms, both of which have been thoughtfully designed with bespoke storage solutions to maximise space and practicality. For added convenience, the upstairs layout includes a dedicated W/C, while the ground floor boasts a stylishly finished main bathroom complete with a shower over the bath. Ideally situated just a short walk from Chertsey Town Centre, this home offers immediate access to local amenities and excellent transport links, making it the perfect retreat for those seeking a blend of character, comfort, and convenience in a vibrant community.

Tenure: Freehold  
Council Tax: Band C



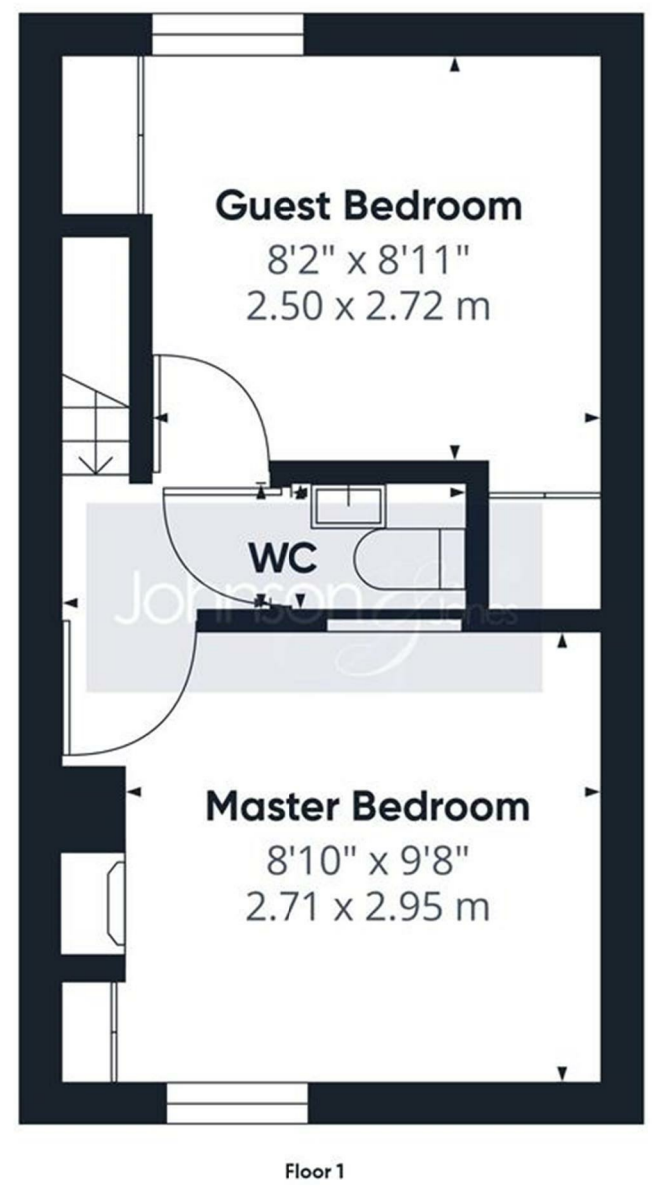
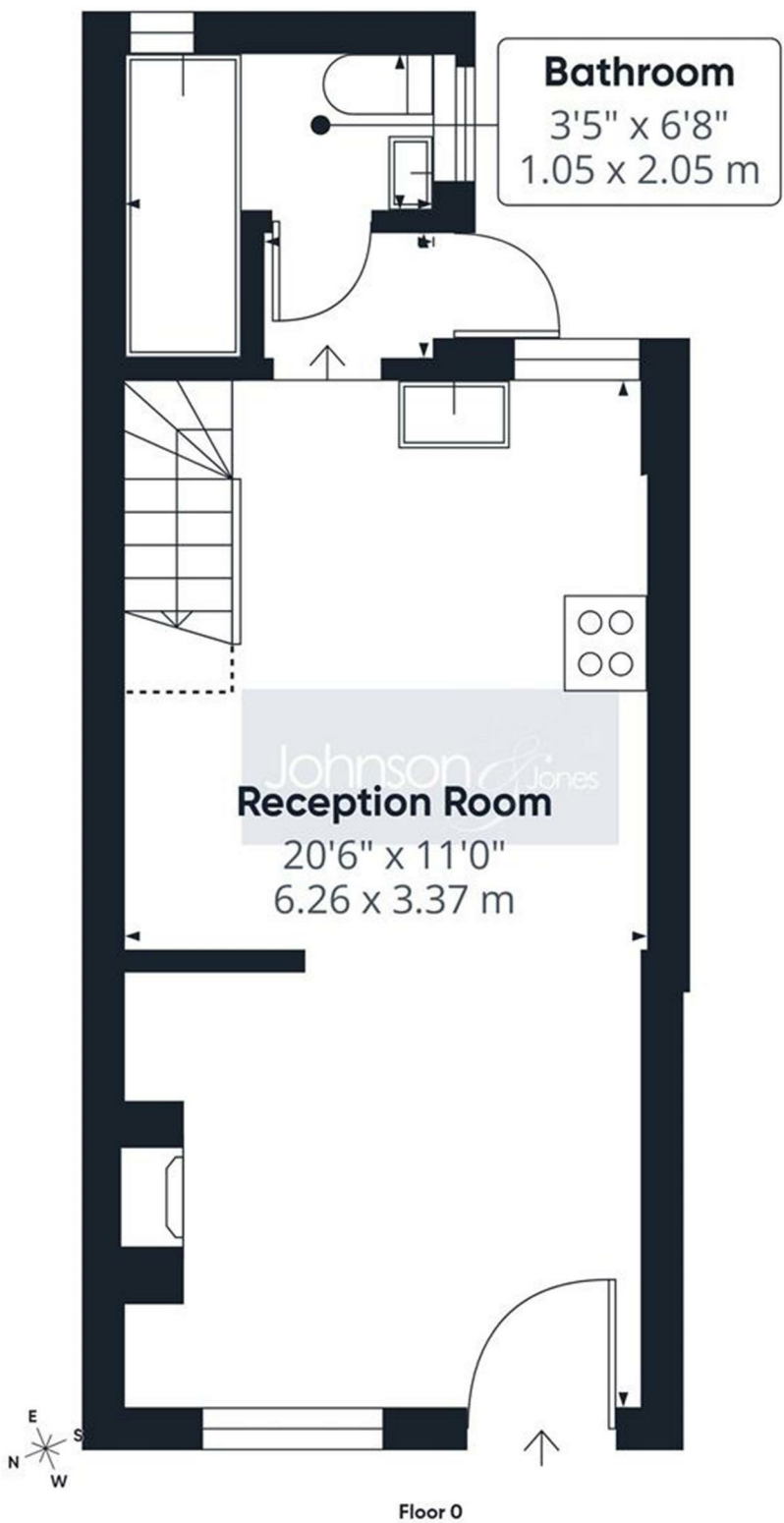
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Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the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





**Approximate total area<sup>(1)</sup>**  
465 ft<sup>2</sup>  
43.3 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 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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