



41 Fletcher Road Ottershaw Surrey KT16 0JZ

Guide Price £750,000



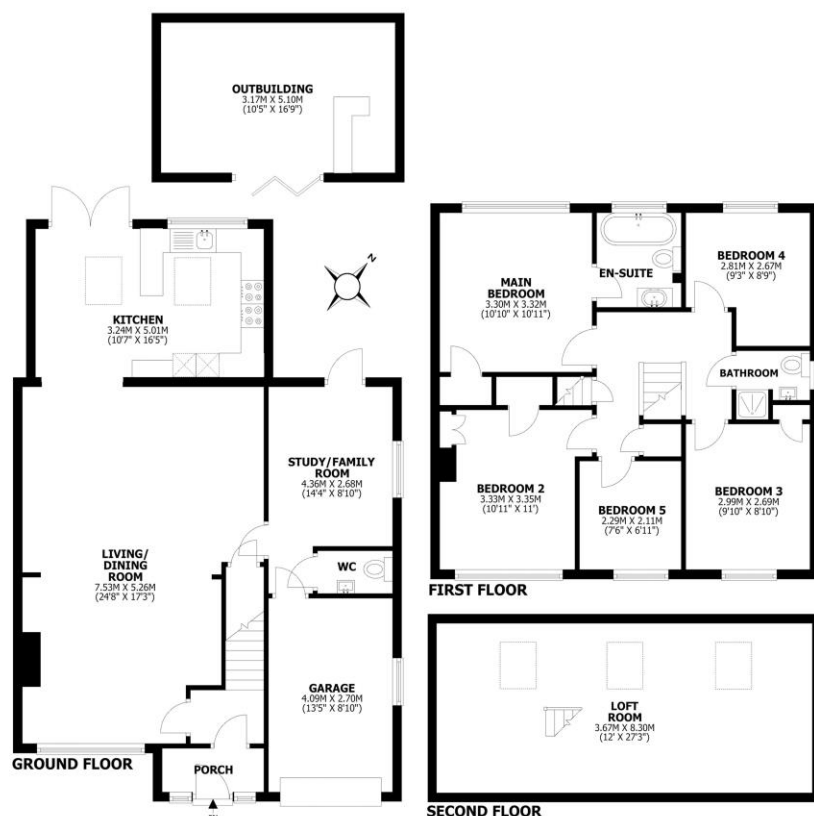


Fletcher Road, Chertsey, KT16

Total internal area: approx. 191.6 sq. metres (2064 sq. feet)

Main area (including Loft Room): approx. 164.2 sq. metres (1768 sq. feet)

Garage: approx. 11.3 sq. metres (122 sq. feet), Outbuilding: approx. 16.1 sq. metres (174 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated. Outbuildings/separated garages etc are not shown in actual location/orientation.

Set in a highly desirable and popular no-through road in the heart of Ottershaw, this impressive five-bedroom semi-detached family home is on the market with the distinct advantage of no onward chain. Having been thoughtfully extended in the past and recently subject to a comprehensive scheme of internal renovation, the property combines generous proportions with sleek, modern living spaces ready for immediate enjoyment. Upon entering through the useful front porch, you are welcomed into a hallway that sets the tone for the accommodation throughout. The main ground floor layout is designed around a vast, open-plan living and dining area, offering an incredible environment for both daily family life and large-scale entertaining. Tucked off to the side is a flexible secondary reception room, ideally proportioned for use as a dedicated playroom, snug, or quiet home office. Practicality is equally well catered for, with a neatly finished downstairs cloakroom serving the ground level and access into the incredibly useful integral garage space. Situated towards the rear, the stylishly kitchen provides an excellent range of storage, breakfast bar and work surfaces while enjoying direct access out to the main garden area. The first floor accommodates all five bedrooms, including a generous main suite complete with its own private en-suite facilities and built in wardrobes. The remaining bedrooms are served by a contemporary family bathroom. Further adding to the home's functionality is stepladder access to a partially completed loft room, which currently offers versatile extra space and exceptional storage options, alongside clear potential for a formal conversion subject to the necessary consents. Outside, the property continues to impress with a private driveway at the front providing ample off-street parking. To the rear, the expansive garden feels notably broad and deep, featuring a well-curated mix of raised decking, a paved patio, and a lawned area. Positioned at the far end of the garden is a timber studio unit, currently outfitted as a home bar, which presents an adaptable space for a gym, studio, or additional garden office. Positioned just moments from Ottershaw's popular primary and junior schools, as well as the local village shops and amenities, the home is exceptionally well located for families. Commuters and travellers will appreciate the straightforward access to the M25, St Peter's Hospital, and the larger neighbouring towns of Woking, Chertsey, and Addlestone. EPC Rating C.



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.