JAMES NEAVE
THE ESTATE AGENTS



36 Laburnum Road Chertsey Surrey KT16 8BY

Offers Over £460,000





Laburnum Road, Chertsey, KT16

Total area: approx. 99.1 sq. metres (1066.4 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 replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Positioned on a hidden residential street in central Chertsey, this charming three-bedroom terraced home blends character with balanced living space and comes to the market with the added convenience of no onward chain. Dating back to the late Victorian and early Edwardian era, the property is full of period appeal while offering tremendous scope to modernise and tailor the interiors to your own personal taste. Stepping inside, you are welcomed by a grand entrance hallway that leads down towards the kitchen at the rear and opens into the main living spaces to the side. The reception area features an open-plan layout combining the lounge and dining room into one airy, light-filled environment, enhanced by high ceilings and windows to both front and back. Towards the rear, the kitchen provides ample storage and workspace, leading naturally into a practical utility area with a downstairs cloakroom and direct access to the garden. On the first floor, the property continues to impress with three genuine double bedrooms, two of which feature built-in wardrobe storage. The family bathroom has been cleverly updated into a modern, accessible shower room with a walk-in shower unit, and there is also loft access providing useful extra storage. Outside, the sizable rear garden offers a wonderful outdoor retreat, complete with both patio and lawned areas ideal for entertaining or relaxing. Further practical benefits include double glazing and gas central heating throughout, completing a fantastic home that successfully marries period warmth with fantastic future potential. 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. 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.