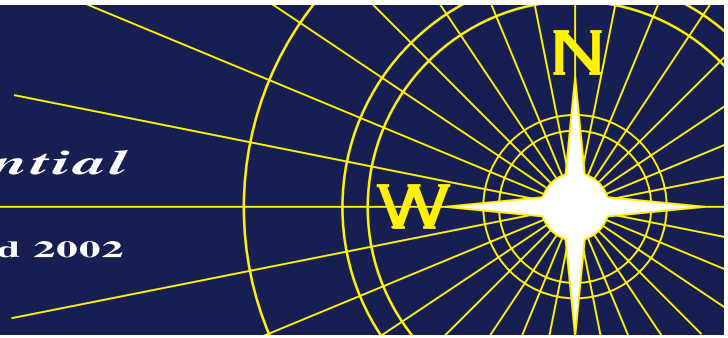


NEVIN & WELLS

Residential

Established 2002



Hanworth Lane, Chertsey, KT16 9JX

OIEO £500,000 Freehold



A truly stunning terraced home, with three double bedrooms, situated minutes from the mainline station. Benefits include newly fitted kitchen and bathroom, large lounge with feature fireplace, separate dining room and downstairs cloakroom. Externally, there is a 40ft (12.19m) secluded garden and an internal garage via a three car driveway. Access to High Street and Recreation Park is close at hand.

Hanworth Lane, Chertsey, Surrey, KT16 9JX

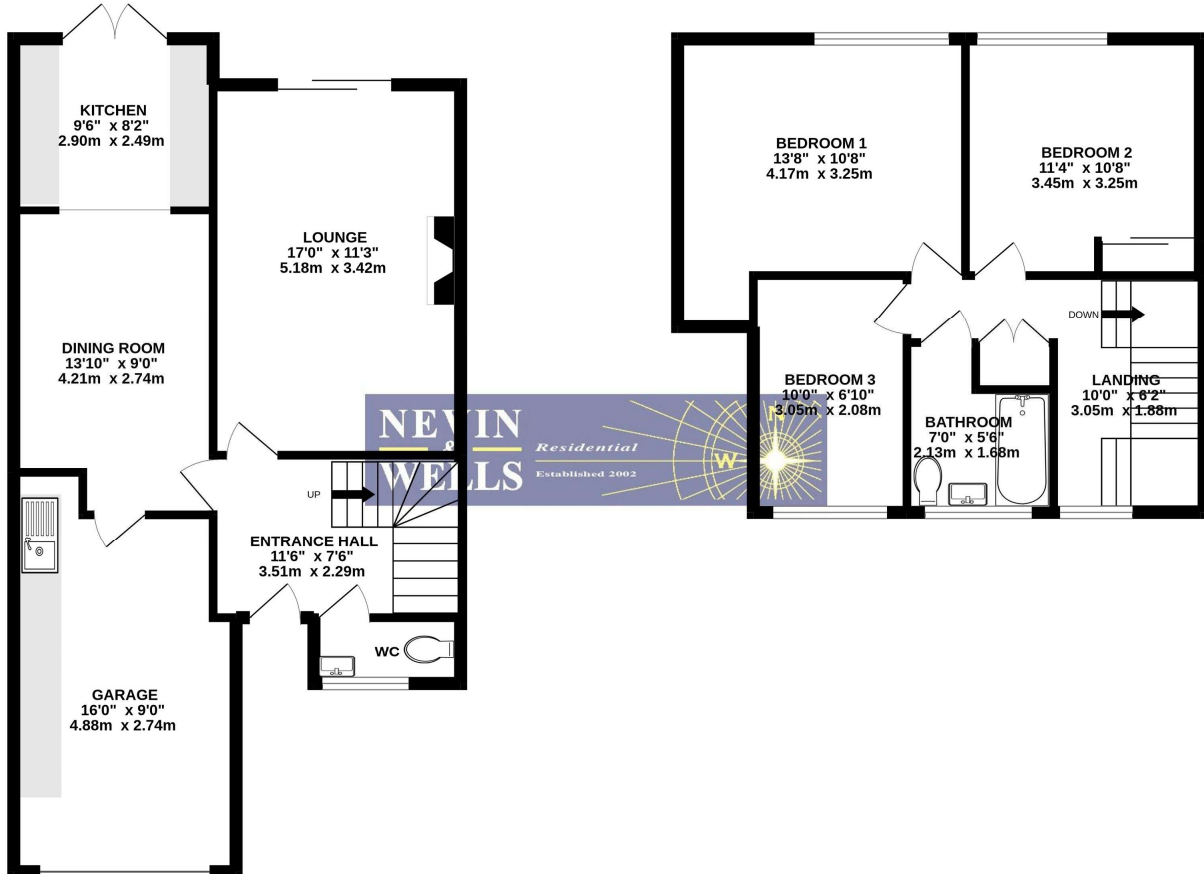
- RECESS PORCH:** Security light, composite double glazed door into:
- ENTRANCE HALL:** 3.50m x 2.28m (11'6 x 7'6) Radiator, under stair cupboard, Oak effect flooring, stairs to first floor. Door into:
- CLOAKROOM:** In white with low level W.C, wash hand basin, Oak effect flooring. Frosted double glazed window to front.
- LOUNGE:** 5.16m x 3.42m (17' x 11'13) Radiator, coved cornice ceiling, feature fireplace, oak effect flooring. Double glazed sliding patio door to rear.
- DINING ROOM:** 4.21m x 2.74m (13'10 x 9') Radiator, coved cornice ceiling, Oak effect flooring, door into integrated garage. Open plan into:
- KITCHEN:** 2.88m x 2.50m (9'6 x 8'2) Range of cream shaker style base and eye level units, oak effect laminate worktops, tiled splash back, integrated dishwasher, integrated fridge/freezer, oak effect flooring. Fitted cooking range with double oven and grill and five ring gas hob, extractor hood. Ceramic single bowl single drainer sink with chrome mixer tap, ceiling skylight. Double glazed French doors to rear.
- LANDING:** 3.05m x 1.87m (10'0 x 6'2) Radiator, hatch to loft space. Double glazed window to front.
- BEDROOM ONE:** 4.17m x 3.26m (13'8 x 10'8) Radiator, Oak effect flooring, coved cornice ceiling. Double glazed window to rear.
- BEDROOM TWO:** 3.44m x 3.25m (11'4 x 10'8) Radiator, coved cornice ceiling, Oak effect flooring. Double glazed window to rear.
- BEDROOM THREE:** 3.05m x 2.08m (10'0 x 6'10) Radiator, coved cornice ceiling. Double glazed window to front.
- BATHROOM:** 2.14m x 1.66m (7'0 x 5'6) Luxury white suite comprising low level W.C, wash hand basin set into vanity unit, chrome radiator, panel bath with chrome taps and mixer shower over, fitted glass shower screen, part tiled walls, ceramic tiled floor. Frosted double glazed window to front.
- OUTSIDE**
- REAR GARDEN:** 12.19m (40ft) Lawn, timber deck, outside tap, various shrubs, timber shed, side access gate.
- INTEGRAL GARAGE:** 4.87m x 2.74m (16'0x 9'0) Storage cupboards, utility sink, light and power, roller shutter.
- DRIVE:** Brick paved drive with parking for three cars.
- VIEWINGS:** By appointment with Nevin & Wells Residential 01784 437437. For more pictures, visit our website www.nevinandwells.co.uk

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FLOORPLAN

GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

8, Hanworth Lane CHERTSEY KT16 9JX		Energy rating D
Valid until 10 December 2028	Certificate number 8908-7922-3489-2610-7992	

Property type	Mid-terrace house
Total floor area	85 square metres

Rules on letting this property

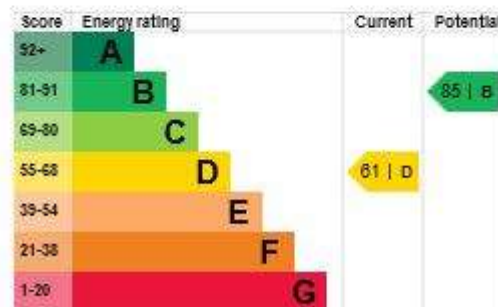
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.