



Station Road, Chertsey, KT16 8BN

£415,000 Freehold



A superb two bedroom semi-detached house, located close to the station and High Street. The property has undergone many improvements and offers a modern kitchen, first floor bathroom and the added benefit of a loft/office room. In addition there is gas central heating, double glazing and a 60ft rear garden. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

Station Road, Chertsey, Surrey, KT16 8BN

Composite front door into:

- LOUNGE/DINER:** 8.05m x 6.64m (26'4 x 21'8) Wood effect flooring, exposed brick chimney with inset log burner, built in cupboard and shelving, double glazed window to front with radiator below, stairs to first floor, double aspect windows to side and rear, double radiator and door to:
- KITCHEN:** 3.25m x 2.54m (10'8 x 8'8) Eye and base level units with rolled edge work surfaces, built in oven, four ring gas hob with extractor over, space for appliances, tiled flooring, tiled walls, built in dishwasher, external door to side, one and half bowl sink unit with mixer tap.
- LANDING:** Approached via stairs with glass panels, overstairs storage cupboard.
- BEDROOM ONE:** 4.01m x 3.30m (13'2 x 10'10) Two built in double wardrobes and inset shelving. Double glazed window to front with radiator under.
- BEDROOM TWO:** 3.05m x 2.77m (10'0 x 9'1) Double glazed window to rear with radiator under.
- BATHROOM:** Panel enclosed bath with central mixer tap, inset low level W.C, sink unit with mixer tap and cupboard below, part tiled walls, fully tiled floor, heated towel rail, double glazed window to side and separate shower cubicle.
- LOFT ROOM:** 3.96m x 3.84m (13' x 12'6) Wood effect laminate flooring, eaves storage, radiator and Double glazed Velux window to rear.

OUTSIDE

GARDEN: Approximately 60ft and mainly laid to lawn with patio area, timber storage shed, fully enclosed by fencing with side access gate.

COUNCIL TAX BAND: D - Runnymede Borough Council

VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

Station Road, Chertsey, Surrey, KT16 8BN

FLOORPLAN



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Station Road, Chertsey, Surrey, KT16 8BN

EPC

Energy performance certificate (EPC)

84 Station Road CHERTSEY KT16 8BN	Energy rating D	Valid until: 15 December 2032 Certificate number: 2312-5822-5169-0635-4296	
Property type end-terrace house			
Total floor area 85 square metres			
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-guidance).			
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.			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		
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. For properties in England and Wales: <ul style="list-style-type: none">the average energy rating is Dthe average energy score is 60			