# NEVIN --WELLS

# RESIDENTIAL

ESTABLISHED IN 2002





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.

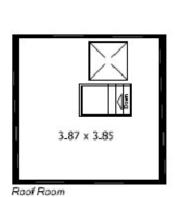
**COUNCIL TAX BAND:** D - Runnymede Borough Council

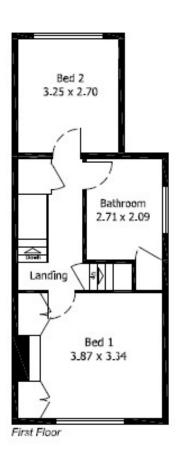
<u>VIEWINGS:</u> By appointment with the clients selling agents, Nevin & Wells Residential on 01784

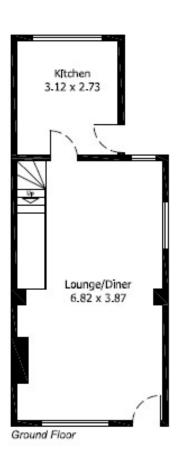
437 437 or visit www.nevinandwells.co.uk

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## **FLOORPLAN**







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

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### **EPC**

