



'Hope Cottage', Longcross road, KT16 0DP

£700,000 F/H



A very spacious three bedroom detached bungalow, on a wide plot with open view to rear. Benefits include large kitchen/diner, lounge with fireplace, two bathrooms, cloakroom and conservatory. Externally, the plot is approximately 80ft x 80ft (24.38m x 24.38m) and has a double garage to left and parking for several cars to the front. Access to Kitsmead park, Chobham Common, local school and church is close at hand.

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Hardwood front door into: -

ENTRANCE PORCH:

Double glazed window to side. Door into: -

ENTRANCE HALL:

Radiator, hatch to loft space, storage cupboard. Door into: -

CLOAKROOM:

Low level WC, wash hand basin. Double glazed window to front.

LOUNGE:

Radiator, feature fireplace. Double glazed bay window to front.

INNER HALL:

Doors into all bedrooms and bathroom.

KITCHEN/DINING ROOM:

Range of shaker style base and eye level units, laminated work tops, ceramic tiled floors, space for appliances, space for dining table, integrated dishwasher and fridge/freezer, built in 5 ring gas hob and electric oven, butler sink. Double glazed window to rear, hardwood door to side. Double glazed sliding patio door into: -

CONSERVATORY:

Brick base with double glazed main frame. Double glazed French doors into rear garden.

BATHROOM:

Suite comprising low level WC, pedestal wash hand basin, panel bath with mixer shower over, radiator, bidet, part tiled walls. Double glazed window to rear.

BEDROOM ONE:

Radiator point, built in wardrobes. Triple glazed window to front. Door into: -

EN-SUITE SHOWER:

Luxury suite comprising low level WC with concealed flush, wash hand basin set into vanity unit, glass shower cubicle housing chrome mixer shower, tiled floor and walls, built in storage behind mirror, radiator. Double glazed window to front.

BEDROOM TWO:

Radiator, built in storage. Double glazed window to rear.

BEDROOM THREE:

Radiator. Double glazed window to rear.

OUTSIDE

PLOT:

80ft X 80ft (24.38m X 24.38m) Open view to rear, various shrubs, outside tap, pergola, timber shed, side access gate, covered lean - to.

DOUBLE GARAGE:

Light, power, laundry area, door into rear garden. Parking in front for several vehicles.

COUNCIL TAX BAND:

G - Runnymede Borough Council

VIEWINGS:

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

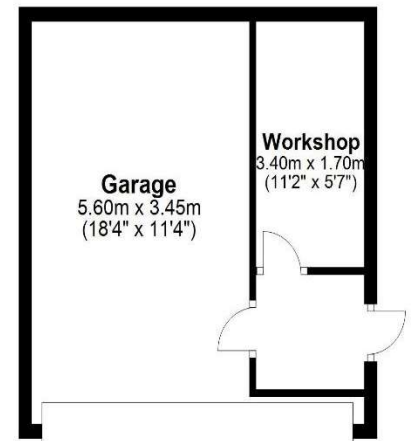
Ground Floor

Approx. 116.9 sq. metres (1257.9 sq. feet)



Garage/Workshop

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 146.3 sq. metres (1574.5 sq. feet)

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

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EPC

Hope Cottage Longcross Road Longcross CHERTSEY KT16 0DP		Energy rating B
Valid until 4 September 2034	Certificate number 8100-8653-0322-6403-3143	

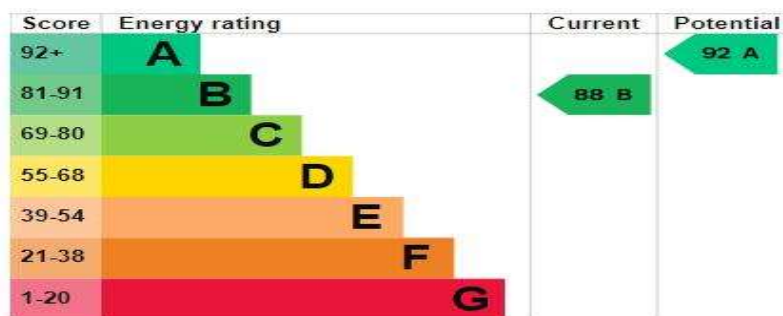
Property type	Detached bungalow
Total floor area	103 square metres

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.](#)

Energy rating and score

This property's energy rating is B. It has the potential to be A.
[See how to improve this property's energy efficiency.](#)



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