



## CHERTSEY



**£199,950.00**

Fantastic opportunity to purchase this double unit park home located on this popular small site ideally situated for Chertsey and Addlestone Town centres and must be viewed to be fully appreciated and benefits from:

- \* Modern fitted kitchen/breakfast room
- \* 15'10" lounge
- \* dining room
- \* Ensuite shower room to the master bedroom
- \* Driveway
- \* Walk in wardrobe to the master bedroom
- \* Available immediately no chain

The home really must be seen to fully appreciate the accommodation and location.

**01932 859898**  
**FREE NO OBLIGATION VALUATION**  
**www.edward-barclay.co.uk**

Double glazed door leading to the:

HALLWAY: Radiator, power points, laminated wood flooring.

LOUNGE: 15'10" x 11'2" Front and side aspect double glazed windows, 2 radiators, Feature fireplace, coving to the ceiling and feature dado rail.

DINING ROOM: 7'8" x 8'4" (max) side aspect double glazed windows, radiator, power points, feature coving, and dado rail.

KITCHEN/BREAKFAST ROOM: 14'2" x 7'4" (including depth of units) Side aspect double glazed window, eye and base level units, 1 ½ bowl sink/drainer, built in double oven with hob and extractor above, space and plumbing for a washing machine, space for a fridge/freezer, power points, part tiled walls, radiator, double glazed door leading to the garden.

BEDROOM 1: 13'8" x 9'8" (max), side aspect double glazed window, radiator, power points, coving to the ceiling.

WALK IN WARDROBE: Radiator, hanging space and storage..

EN SUITE: Double glazed window, shower cubicle, toilet, Sink with vanity unit underneath, radiator, shaver point.

BEDROOM 2: 10'4" x 9'6" (max) double glazed window, radiator, power points, built in wardrobe with hanging space and storage, built in dressing table with drawers, coving to the ceiling.

FAMILY BATHROOM: Side aspect double glazed window, white suite comprising toilet, wash hand basin inset into vanity unit, panel enclosed bath, shaver point, radiator, coving.

OUTSIDE: Driveway with off street parking

While we check all the quoted dimensions carefully they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fitments or new carpets etc. These are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.