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Guildford Street
Chertsey,

Johnson & Jones

Flat 1, Stanway Place 44-46 Guildford Street Chertsey, KT16 9BE

Guide Price £284,000

Located right in the heart of Chertsey Town, on the esteemed Guildford Street, this charming property is a splendid example of a converted church, built in 1880. Spanning an impressive 745 square feet, this property boasts a wealth of character, making it a unique find in one of the town's most sought-after locations.

Upon entering, you are greeted by a spacious reception room that features two sets of French doors, leading out to a generous private terrace that faces west. This outdoor space is perfect for enjoying the afternoon sun, ideal for entertaining or simply relaxing in a tranquil setting.

The house comprises two well-appointed bedrooms, including a master suite with an en-suite bathroom that showcases luxury tiling and chrome fixtures. The second bathroom is equally luxurious, ensuring comfort and convenience for residents and guests alike.

The separate kitchen diner is a highlight of the home, offering ample space for a variety of appliances and the essential dining table, making it a perfect spot for family meals or gatherings. Additionally, the kitchen provides a private entrance that leads to the communal rear garden, enhancing the outdoor living experience.

This property is offered for sale chain-free, making it an attractive option for those looking to move swiftly. With gas central heating and double-glazed windows, comfort and energy efficiency are assured.

In summary, this delightful house in Stanway Place presents a rare opportunity to own a piece of Chertsey's history, combining modern living with charming period features, all within moments of the railway station and the conveniences of town life.

Tenure: Leasehold

Ground Rent: £250.00 Per Annum

Service Charge: £1,752.00 Per Annum

Lease Length: 101 Years Remaining

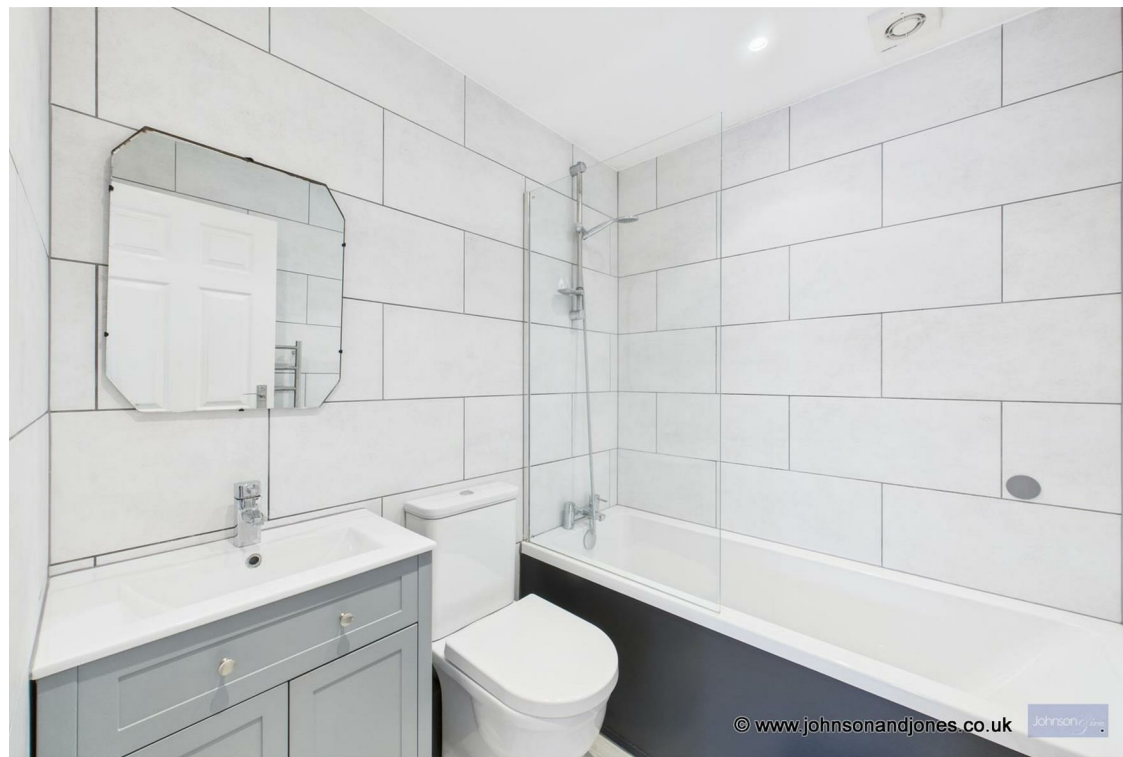


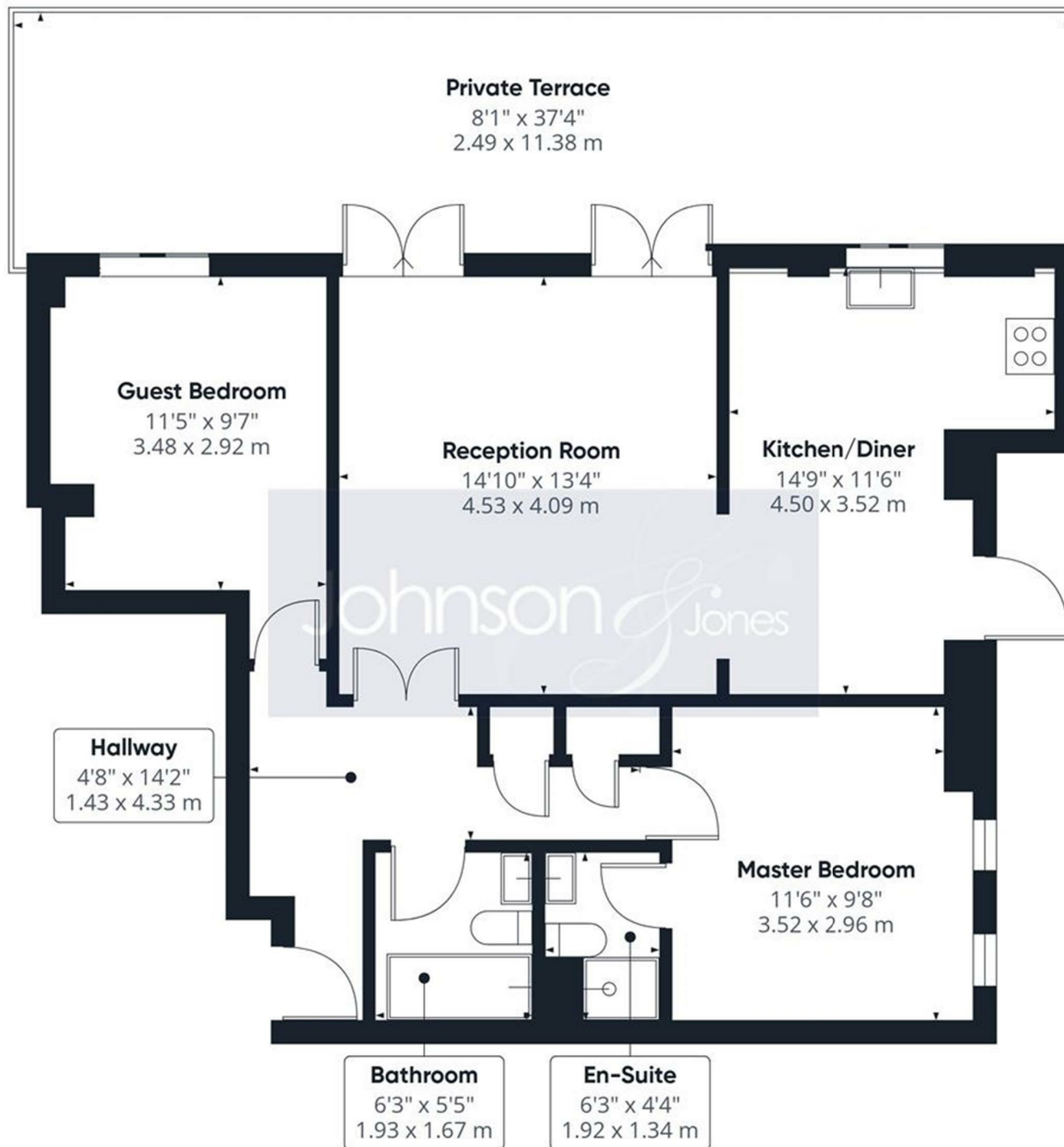
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Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Approximate total area⁽¹⁾

745 ft²

69.3 m²

Balconies and terraces

304 ft²

28.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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