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Hamilton Close
Chertsey, Surrey

Johnson & Jones

1 Hamilton Close Chertsey, KT16 9LP

Guide Price £675,000

Johnson and Jones are delighted to offer to the market this beautifully presented and extended family home situated in a quiet cul-de-sac, within walking distance of train station, town centre and local schools. It is also a short drive to all major road links making this the ideal property for families and commuters alike.

This lovely home offers generous accommodation, presented to a high standard. To the first floor there are four very good sized bedrooms, each with bespoke cladding. The master having been extended to create a huge room with a walk in wardrobe and an en-suite shower room. There is also a modern family bathroom having been recently refitted with a contemporary white suite and olive brick effect tiling.

To the ground floor there is a fabulous large open plan living/dining room with wood flooring and stunning bi-folding doors leading out to the garden. The kitchen has been refitted to a very high standard with integrated appliances. There is a separate study/playroom or even a fourth bedroom to the front, a downstairs W/C and also a utility room.

Further benefits include an integral garage, plenty of frontage allowing for off street parking and gas central heating throughout. With so many wonderful features and a recently landscaped rear garden with paving, composite decking and the option of a heated summer house & hot tub to be included.

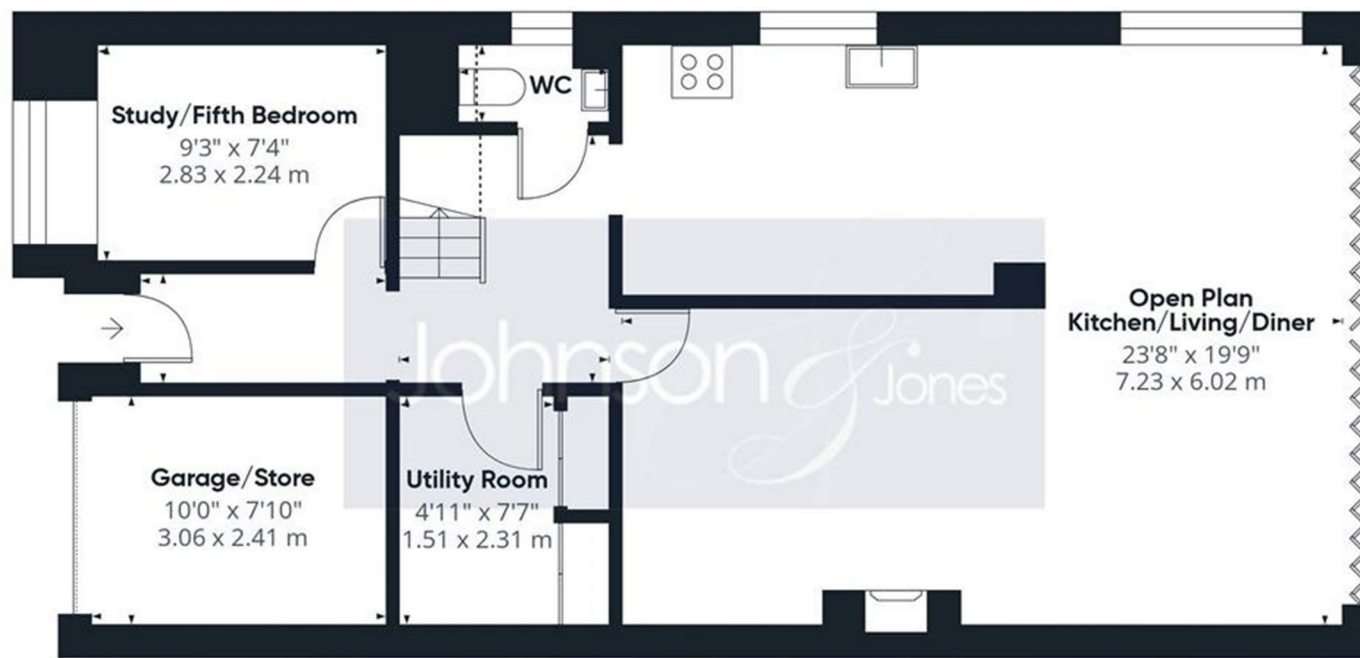
Early internal inspections are highly recommended to appreciate such a high calibre property, located in such a sought after and convenient cul-de-sac.

Tenure: Freehold



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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1650 ft²

153.3 m²

Reduced headroom

13 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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