



01932 560777  
[johnsonandjones.co.uk](http://johnsonandjones.co.uk)

Kingfisher Close  
Chertsey,

Johnson & Jones



# 3 Kingfisher Close Chertsey, KT16 8FE

**Guide Price £800,000**

Available for the first time since built, this stunning detached house offers a perfect residence for a growing family.

Built in 2014, this deceptive property spans an impressive 1,572 square feet and boasts four spacious double bedrooms, two equipped with fitted wardrobes & en-suite bathrooms, providing a wonderful touch of luxury. While a contemporary family bathroom and a convenient ground floor w/c cater to the needs of a busy household.

The heart of the home is a large open-plan living/kitchen/diner that stretches across the rear of the property, ideal for family gatherings and entertaining. The integral kitchen appliances enhance the modern feel, while the generous family reception room at the front of the house offers ample space for relaxation and family time.

There is an abundance of parking with off-street space for three vehicles, including an oversized integral garage complete with power and lighting, perfect for accommodating a modern vehicle. The low-maintenance south-facing rear garden features an artificial lawn and a patio area, enclosed by a sturdy brick wall, creating a private oasis for outdoor enjoyment. Additionally, a detached studio or home office with bi-fold doors, power, and lighting provides a versatile space for work or leisure.

With vacant possession and having undergone a recent redecoration throughout, including refreshed woodwork, this property is ready for you to move in and make it your own. With its modern amenities and thoughtful design, this home is an exceptional opportunity for families seeking a stylish and comfortable living space in a sought-after quiet cul-de-sac location.

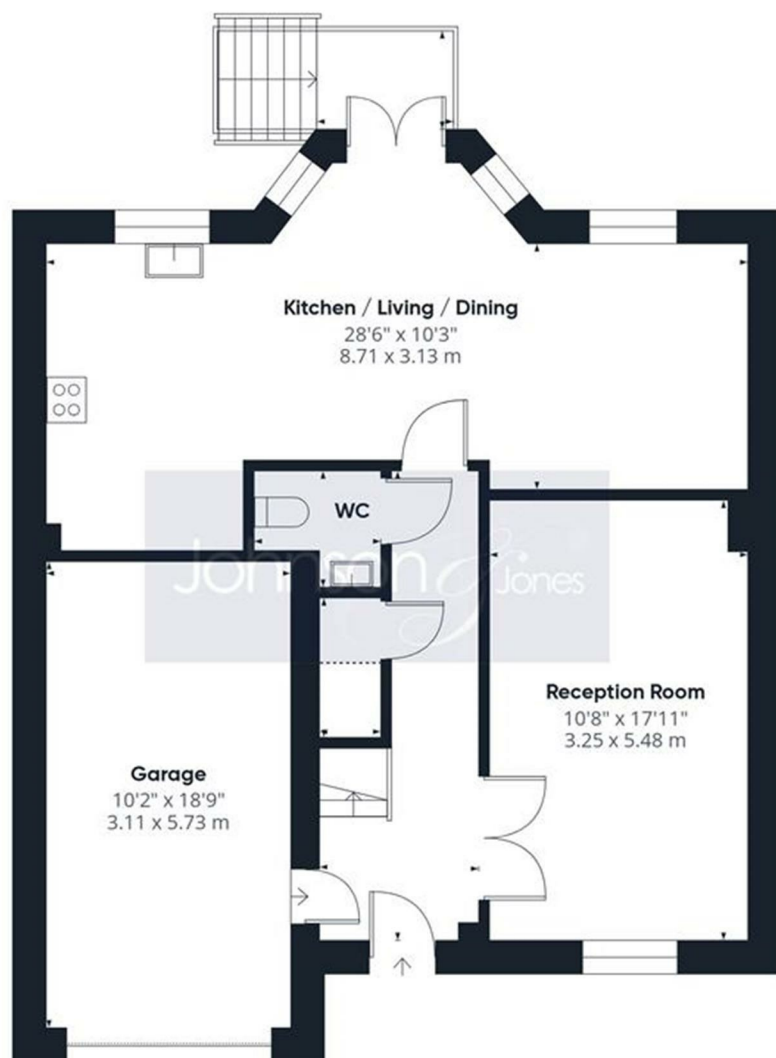
Chertsey Railway Station is under a mile away, so an comfortable walk for most. The Town Centre has an eclectic mix of boutiques, bars & restaurants, and the Chertsey Meads is only around the corner, providing acres of stunning greenery and lovely riverside walks. Internal inspection is essential!

Tenure: Freehold  
Chain: No Onward Chain

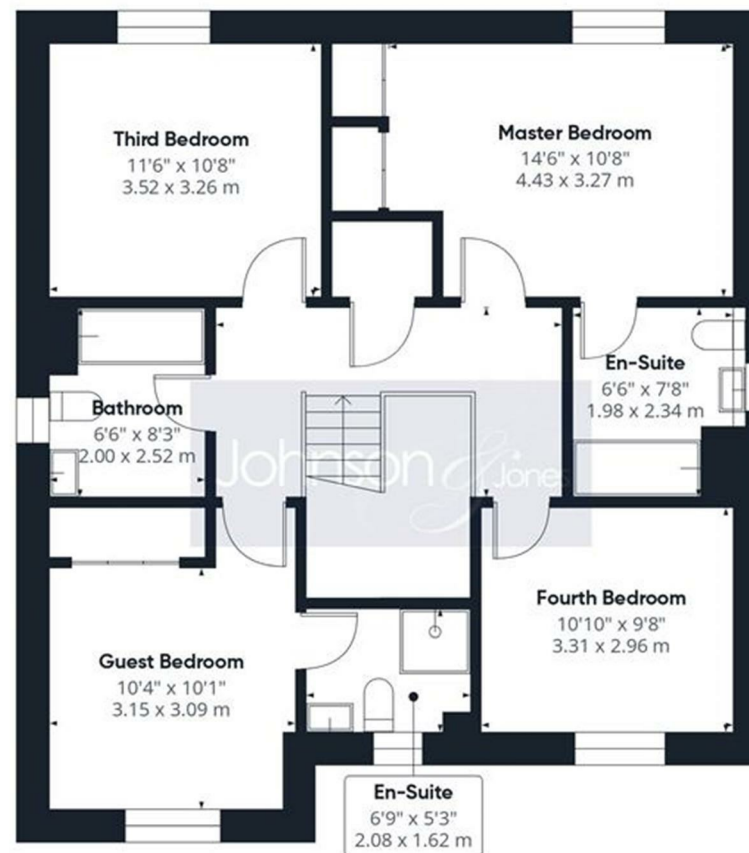


Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1759 ft<sup>2</sup>

163.1 m<sup>2</sup>

Balconies and terraces

44 ft<sup>2</sup>

4.1 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(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.

GIRAFFE360





10 London Street, Chertsey  
Surrey, KT16 8AA

Johnson & Jones