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Pycroft Road  
Chertsey, Surrey

Johnson & Jones

# 58 Pycroft Road Chertsey, KT16 9HU

**Guide Price £475,000**

Perfectly positioned within the sought-after catchment of Pycroft Grange School, Johnson & Jones are delighted to present this impressive semi-detached family home. Spanning over 800 square feet of versatile living space, the property is a rare find that balances modern convenience with significant future potential.

The ground floor is centred around a bright and airy dual-aspect reception room, offering an inviting atmosphere for both quiet family evenings and larger-scale entertaining. For the modern professional, a dedicated study area provides a quiet sanctuary to work from home, while the separate utility room and guest W/C add a layer of practical luxury to daily life. The interior is finished in tasteful neutral tones throughout, providing a crisp, clean canvas for the new owners to personalise.

Upstairs, the home continues to impress with three well-proportioned bedrooms and a contemporary family bathroom featuring a crisp white suite and chrome fixtures. Beyond the main walls, the property truly comes into its own. The exterior boasts a detached garden room—a versatile space limited only by your imagination, whether utilised as a high-end home office, a private gym, or a stylish garden bar.

Outdoor space is a particular highlight, featuring a substantial front driveway with parking for several vehicles—a premium feature for this central location. Furthermore, the property benefits from previously granted planning permission for a ground-floor extension, offering an exciting opportunity for those looking to create their "forever home." Located just 0.2 miles from Chertsey Railway Station and the vibrant amenities of the High Street, this home represents an exceptional lifestyle opportunity in a prime Chertsey position.

Tenure: Freehold



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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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
817 ft<sup>2</sup>  
75.9 m<sup>2</sup>

(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.



10 London Street. Chertsey  
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