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Staines Lane
Chertsey,

Johnson & Jones

16 Burley Orchard Staines Lane Chertsey, KT16 8PS

Guide Price £250,000

Burley Orchard is an exquisite retirement development tucked away at the end of a picturesque private cul-de-sac, offering a rare blend of town-centre convenience and lush, leafy seclusion. Situated just a short stroll from the heart of Chertsey, the setting provides a wonderful sense of privacy while remaining perfectly connected to local amenities.

This impressively spacious first-floor residence features its own private entrance—complete with a fitted stairlift—and is offered to the market with the added benefit of no forward chain. The interior is defined by its bright and airy atmosphere, highlighted by beautiful elevated views over the meticulously landscaped communal gardens. The accommodation includes two generous double bedrooms, both positioned to the rear to ensure a peaceful night's sleep, and a large three-piece bathroom featuring a contemporary walk-in shower. The heart of the home is a sprawling reception room with ample space for both relaxing and formal dining, which leads through to a separate, modern fitted kitchen.

Outside, the property benefits from a practical private storage shed and an abundance of resident parking within the manicured grounds. With Chertsey High Street located a mere 0.3 miles from your front door and excellent transport links nearby, this home offers the ultimate in effortless retirement living. Internal viewings are highly recommended to truly appreciate the quiet elegance and prestige of this sought-after development.

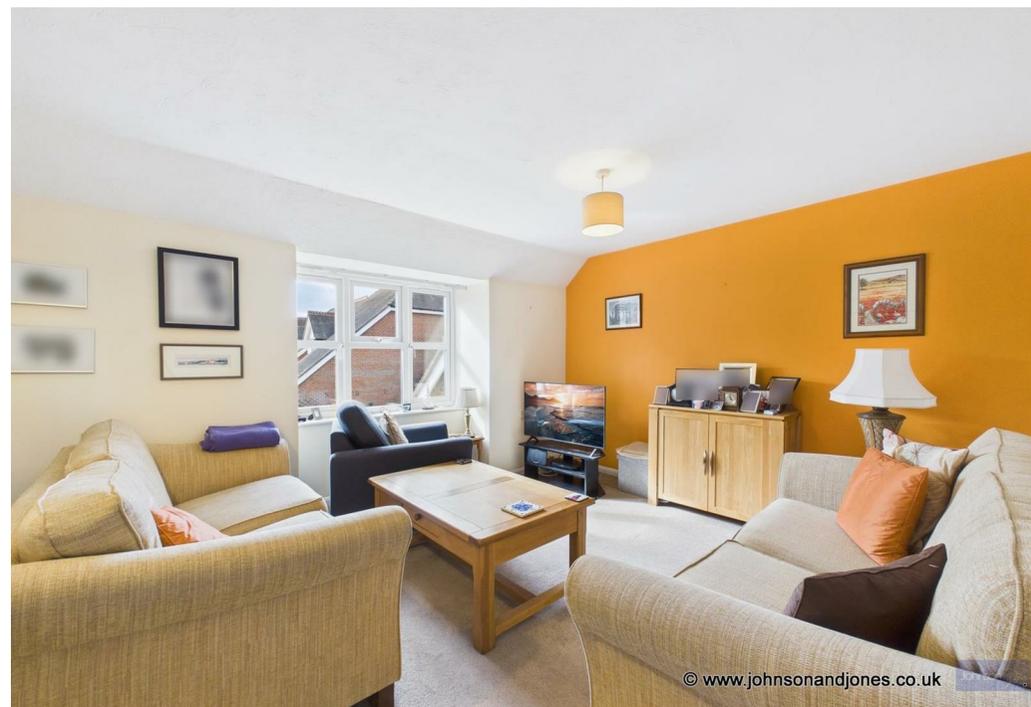
Tenure: Leasehold

Service Charge: £2,847.60 Per Annum

Ground Rent: £0.00 Per Annum

Lease: 99 years from 24 June 1988 (Circa 61 Years Remain)

Chain: NO ONWARD CHAIN

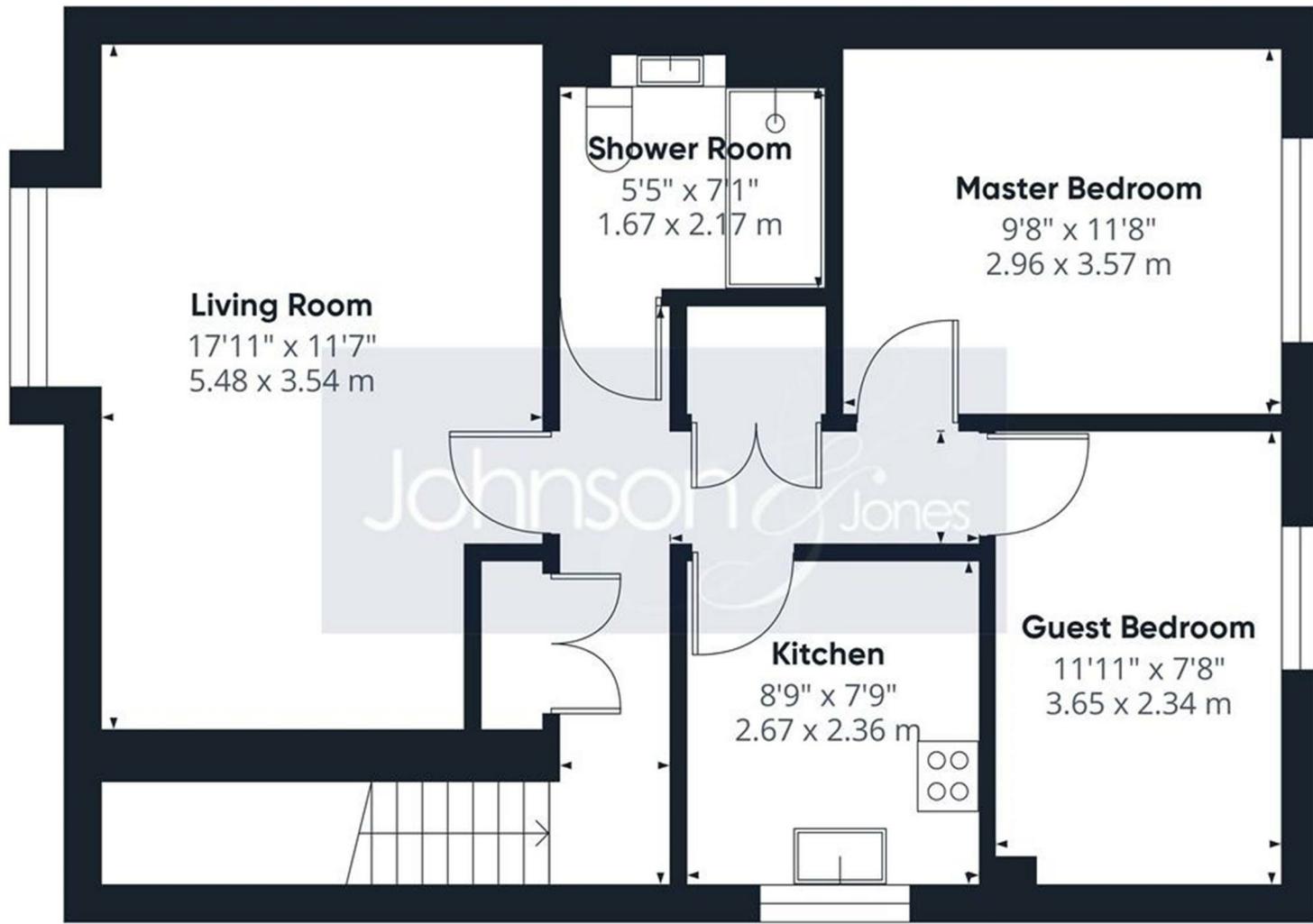


Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Floor 0



Floor 1



Approximate total area⁽¹⁾
692 ft²
64.2 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.



10 London Street, Chertsey
Surrey, KT16 8AA

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