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Hamilton Close
Chertsey,

Johnson & Jones

8 Hamilton Close Chertsey, KT16 9LP

Offers In Excess Of £450,000

Tucked in the corner of a tranquil cul-de-sac within the heart of Chertsey, this chain-free semi-detached house presents a premier opportunity for those looking to craft their own bespoke living space. The property is a true blank canvas, neutrally decorated and ready for renovation, offering significant potential to add value and personal style.

On the ground floor, the home features a dedicated office that provides the flexibility to serve as an occasional fourth bedroom, complemented by the convenience of a guest cloakroom. The rear of the house has already been thoughtfully extended to create a bright, airy open-plan lounge and dining area that flows into the kitchen, presenting a fantastic foundation for a modern open-plan hub, subject to the usual permissions.

The first floor hosts three spacious bedrooms and a family bathroom currently fitted as a practical wet-room. Outside, the property continues to impress with a private driveway and an integral garage providing ample parking alongside a charming front garden. To the rear, a secluded garden serves as a peaceful retreat, featuring mature planting, a patio, and a pergola designed for outdoor entertaining.

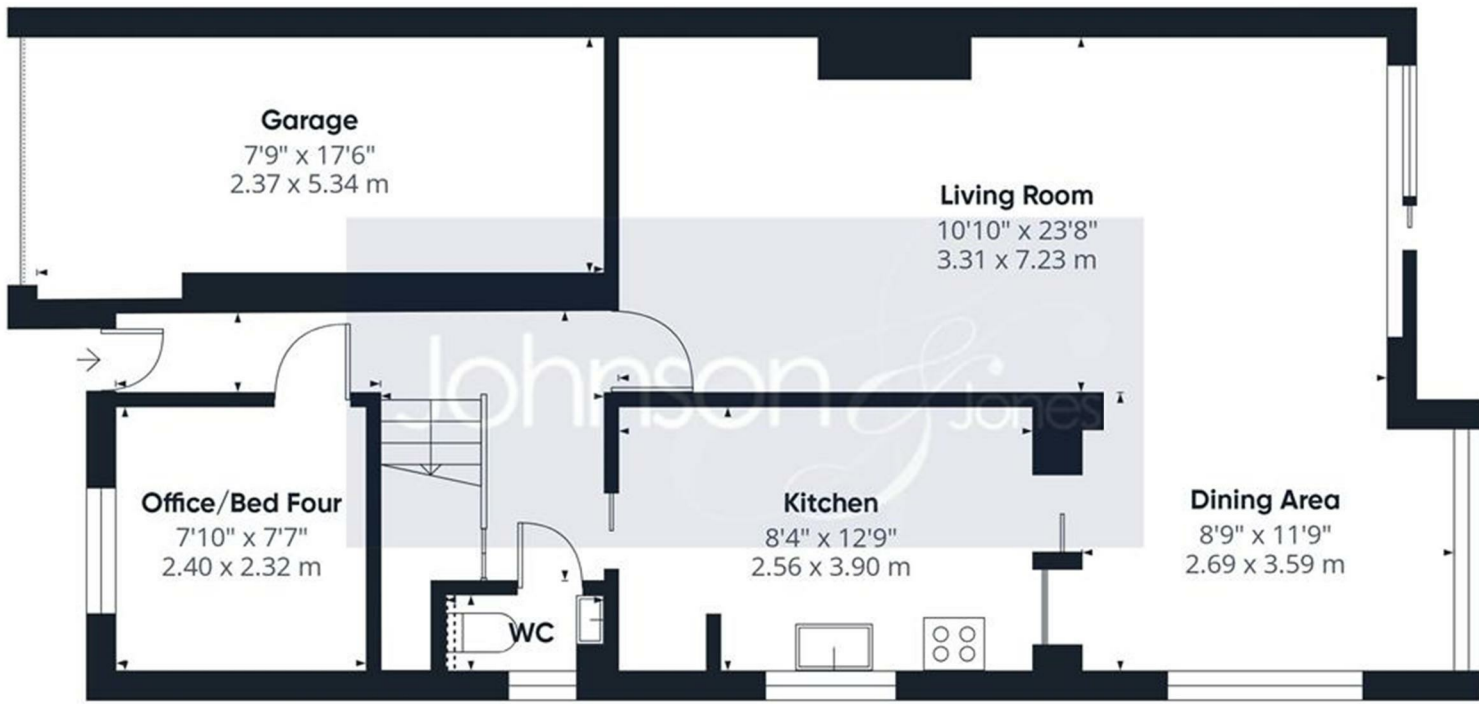
Perfectly positioned for modern life, the home sits just a few hundred yards from Chertsey Railway Station and within easy reach of the highly-regarded Sir William Perkins and Salesian schools. This property represents a wonderful chance to secure a home with vast potential in a sought-after location, and an early viewing is essential to avoid disappointment.

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⁾
1156 ft ²
107.3 m ²
Reduced headroom
1 ft ²
0.1 m ²

(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.



10 London Street, Chertsey
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