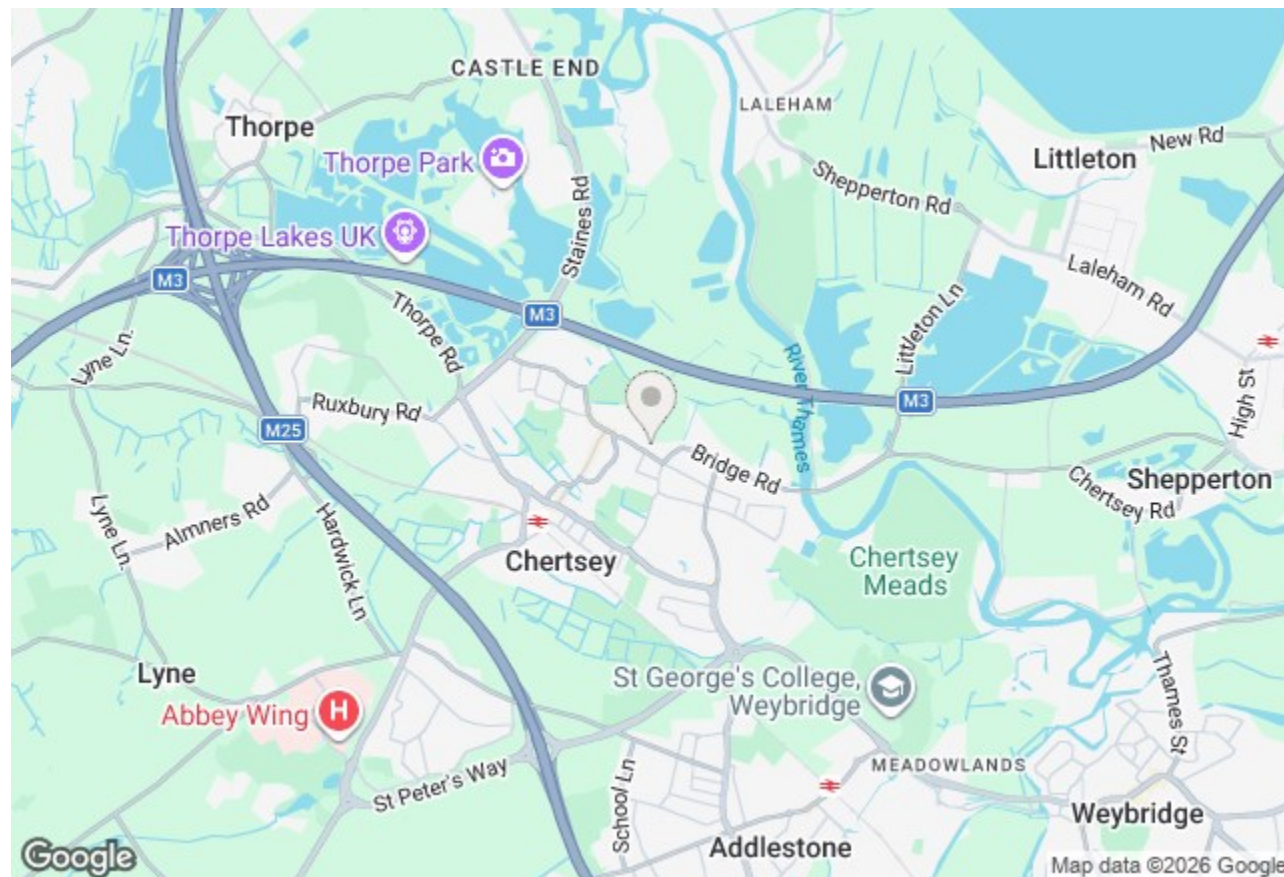


## 7, Willow Walk, Chertsey, KT16 8RG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**£1,100,000 Freehold**

Harmes Turner Brown are delighted to offer this beautifully presented four bedroom detached family home occupying a peaceful position within this small bespoke development, enjoying delightful views across open fields to the front.

Constructed approximately nine years ago by the highly regarded Ashfront Developers, this attractive character home combines the charm of a traditional country cottage with the practicality and efficiency of modern construction. Recently redecorated throughout, the property is presented in excellent condition and ready to move straight into.

The accommodation is arranged over two floors and comprises a welcoming entrance hall with cloakroom, impressive sitting room centred around a striking brick fireplace with oak beam and wood burning stove, and a superb kitchen/dining room fitted with an excellent range of shaker style units, integrated appliances and central island. Bi-folding doors open directly onto the rear garden creating an ideal space for both everyday family life and entertaining. A separate utility room provides additional practicality.

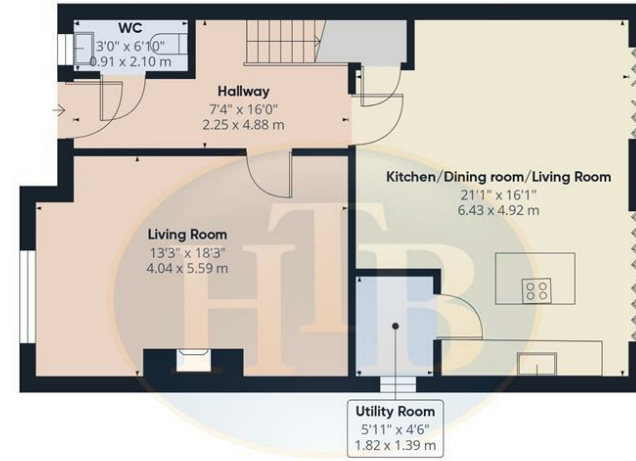
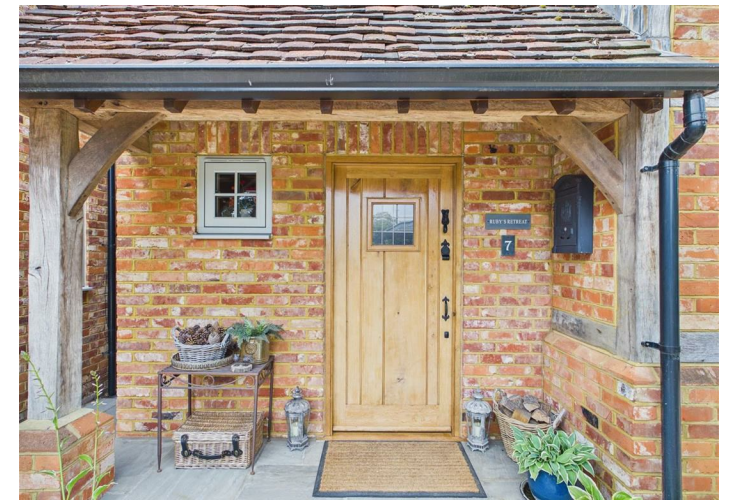
The principal bedroom on the first floor boasts a spacious double room overlooking a sunny garden and an en suite shower. There are three additional bedrooms and a stylish family bathroom.

Externally, the sunny rear garden has been designed for ease of maintenance and features an attractive terrace ideal for outdoor dining. To the front, a generous gravel driveway provides ample parking alongside a substantial oak framed car port incorporating useful powered storage.

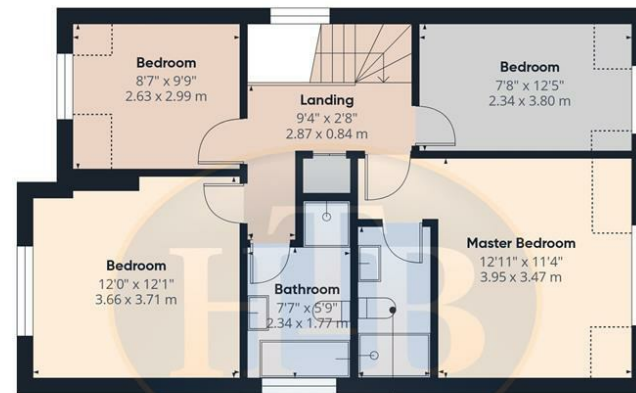
Willow Walk is a quiet no-through lane overlooking open countryside, offering a wonderful semi-rural feel whilst remaining conveniently positioned for local amenities, schools and transport links.

Additional features include underfloor heating to the ground floor, double glazing, fitted security system and ample private parking.

# Willow Walk, Chertsey, KT16 8RG



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
 1328 ft<sup>2</sup>  
 123.3 m<sup>2</sup>  
 Reduced headroom  
 34 ft<sup>2</sup>  
 3.2 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



- Beautifully presented four bedroom family home built by the highly regarded Ashfront Developers
- Superb kitchen/dining room with central island, integrated appliances and bi-folding doors to the garden
- Master bedroom with en-suite, plus three further bedrooms
- Council Tax Band G
- Quiet no-through setting overlooking open fields, offering a wonderful semi-rural feel
- Character features throughout including exposed beams, oak joinery and a striking fireplace with wood burning stove
- Generous private parking, oak framed car port with powered storage, sunny rear garden and underfloor heating to the ground floor