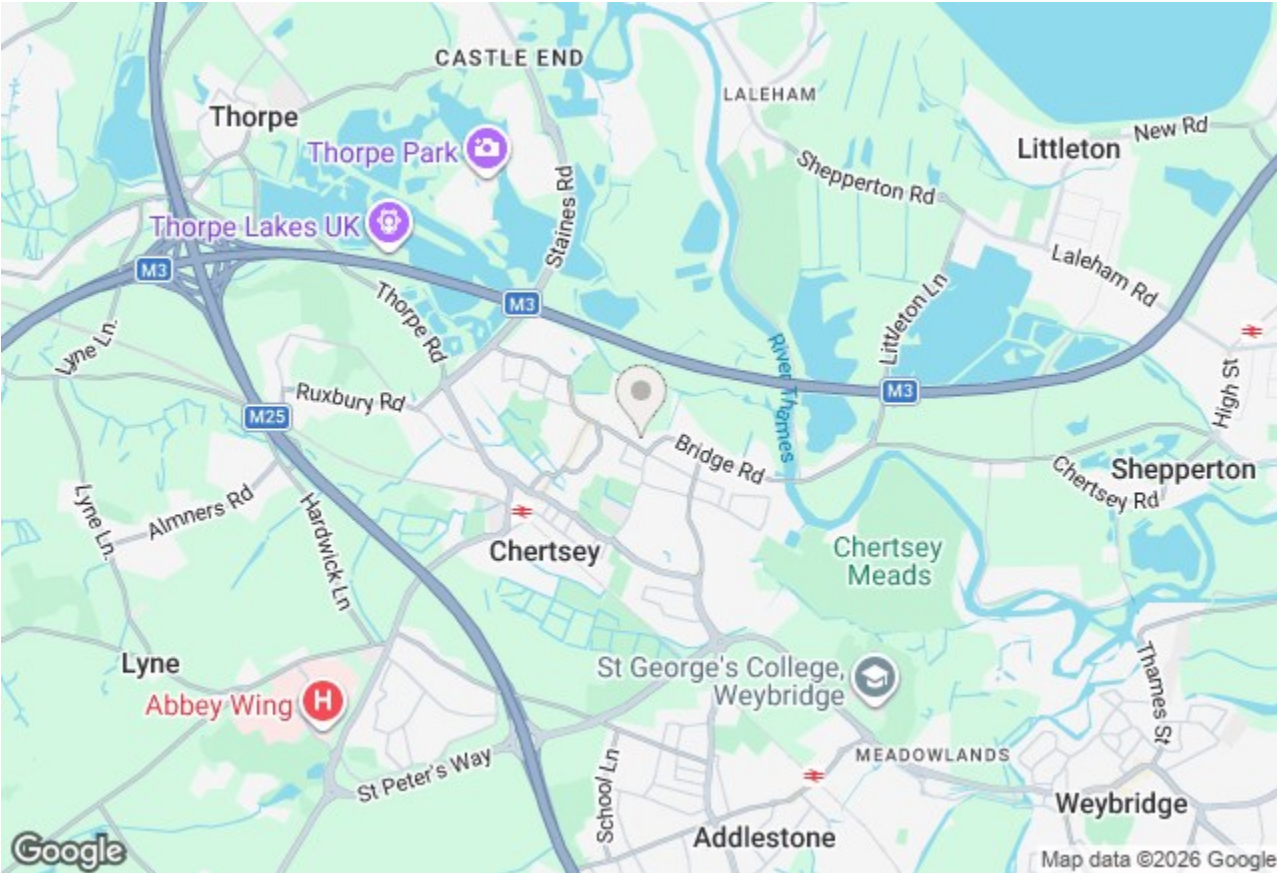


12, Willow Walk, Chertsey, KT16 8RG

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

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



£735,000 Freehold

Willow Walk, Chertsey, Surrey, KT16 8RG

Situated within the highly sought-after Willow Walk, this charming three-bedroom end-of-terrace character home offers a wonderful blend of period features and modern-day living, all within easy reach of Chertsey town centre and local amenities.

Beautifully presented throughout, the property enjoys a wealth of character including exposed beams, oak flooring and a striking brick fireplace with wood-burning stove, creating a warm and inviting atmosphere. The spacious living/dining room provides an excellent entertaining space, while the well-appointed kitchen offers an attractive range of fitted units and ample work surfaces.

A particular feature of the home is the delightful sun room, flooded with natural light and providing an ideal space to relax whilst enjoying views over the garden. French doors open directly onto the rear patio, seamlessly connecting indoor and outdoor living.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom with en-suite, all served by a stylish family bathroom. The accommodation is bright, well maintained and thoughtfully arranged throughout.

Externally, the property benefits from a beautifully landscaped rear garden, offering a high degree of privacy and an ideal setting for outdoor dining and entertaining. To the front, the attractive cottage-style elevations, mature planting and well-kept private front garden creates superb kerb appeal. The property also benefits from garage and additional private parking.

INDEPENDENT ESTATE AGENTS

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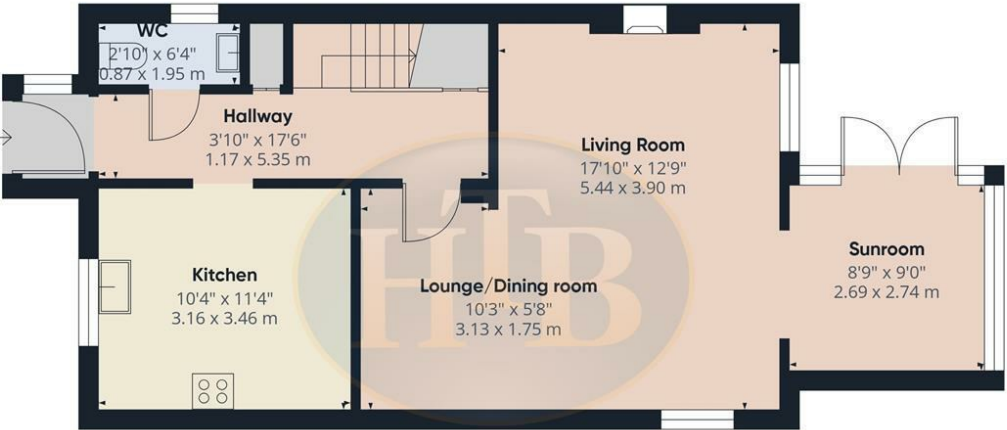
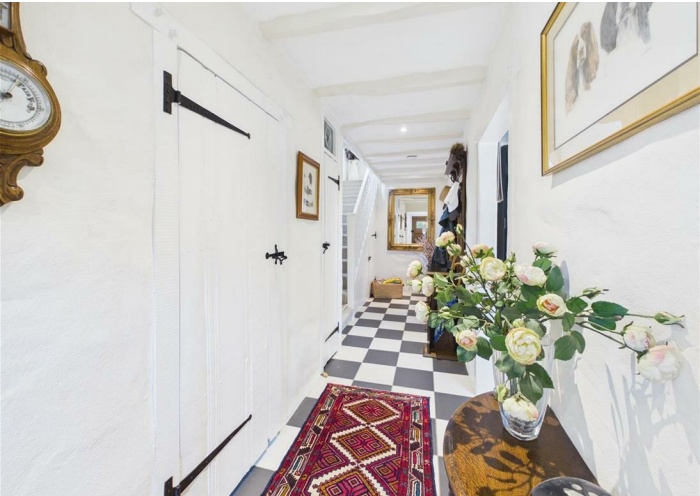
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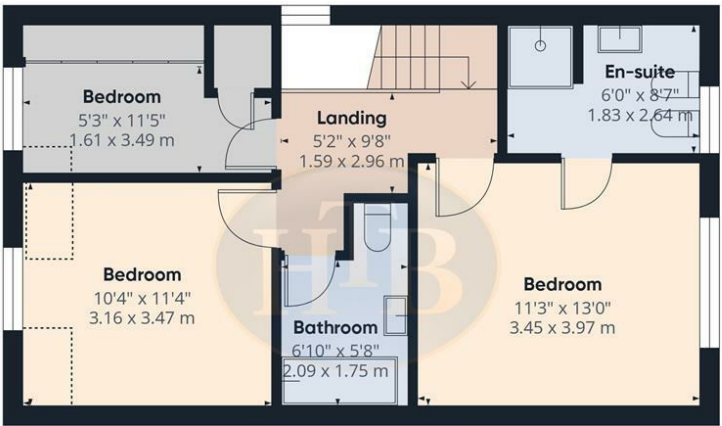
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Willow Walk, Chertsey, KT16 8RG



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1279 ft²
118.9 m²

Reduced headroom
17 ft²
1.6 m²

(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 three-bedroom end-of-terrace character home in the highly sought-after Willow Walk development
- Spacious living/dining room and well-appointed kitchen with ample storage and worktop space
- Principal bedroom with en-suite shower room, two further bedrooms and a stylish family bathroom
- Council tax band F
- Wealth of period charm including exposed beams, oak flooring and a feature brick fireplace with wood-burning stove
- Bright and airy sun room overlooking the garden with French doors opening onto the rear patio
- Landscaped rear garden, private front garden, garage and additional parking, conveniently located for Chertsey town centre, station and the M25