JAMES NEAVE
THE ESTATE AGENTS

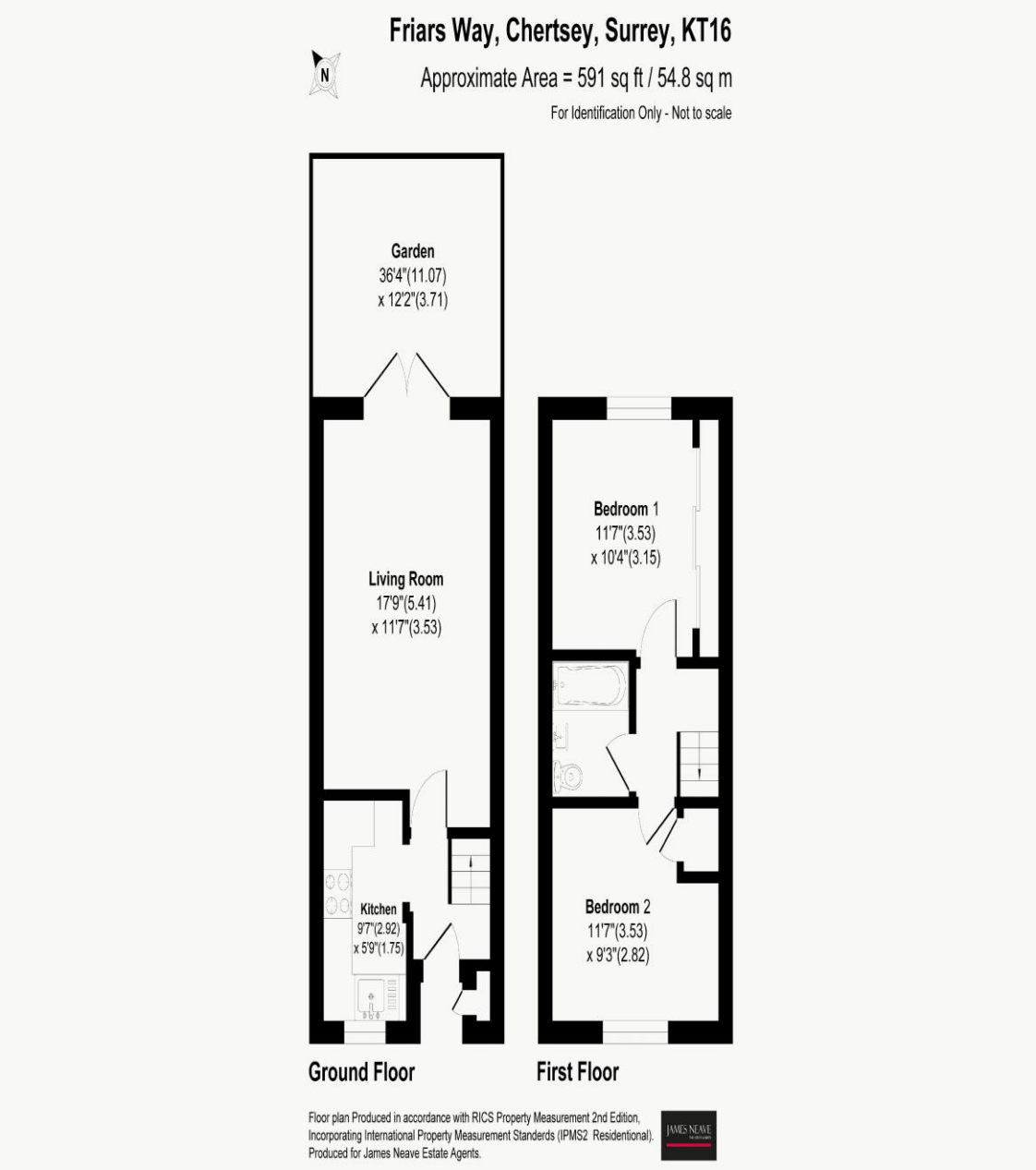


20 Friars Way Staines Lane Chertsey Surrey KT16 8PW

Offers Over £370,000



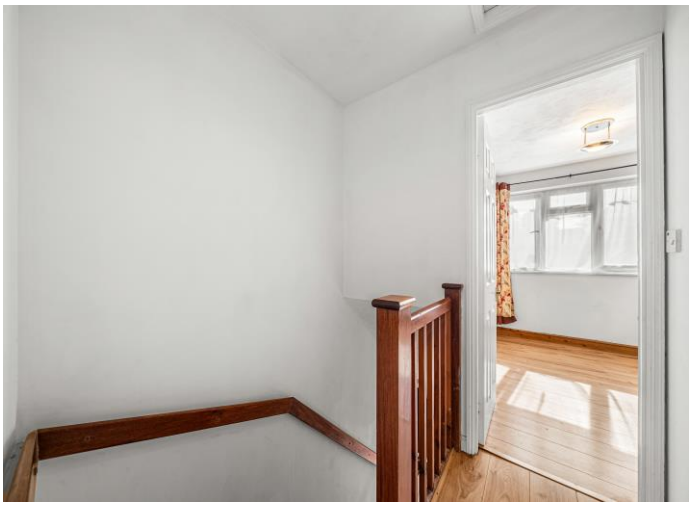




Tucked away in a popular residential cul-de-sac, this two-bedroom terraced home offers a fantastic opportunity for first-time buyers, downsizes, or investors. While the property requires some modernisation, it provides a solid canvas for those looking to put their own stamp on a home in a highly sought-after Chertsey location. Offered for sale with no onward chain, this property ensures a straightforward transition for any prospective buyer. The ground floor features a practical kitchen situated at the front of the house, while the rear opens up into an expansive living and dining area. This generous space serves as the heart of the home, leading directly out to the garden and providing plenty of room for both relaxation and entertaining. For comfort and efficiency, the home is equipped with gas central heating and double-glazed windows throughout. Moving upstairs, the bedrooms are well-proportioned and designed with storage in mind. The primary bedroom features large built-in wardrobes, while the second bedroom includes its own built-in storage alongside a useful recess perfect for additional furniture or a home office setup. Residents will also benefit from a loft space, providing excellent additional storage. The outdoor space is a particular highlight, featuring a pretty rear garden that combines a decked area for al-fresco dining with a well-maintained lawn. The garden is framed by a pleasant backdrop of mature trees, offering a sense of privacy and greenery rarely found in such a central location. Gated rear access adds further convenience, while the front of the property provides dedicated allocated parking. Situated on a no-through road, the property enjoys a prime position near Chertsey town centre and its local amenities. It is ideally placed for commuters and families alike, with close proximity to Staines-upon-Thames, Thorpe Park, and St Peter's Hospital. This home perfectly balances the safety of a residential cul-de-sac with easy access to the vibrant surrounding area. EPC Rating C.





AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.