



# Richard State

*Independent Estate Agents*

## Crown Rise, Chertsey, KT16 9LF £550,000

Conveniently tucked away in a sought after cul-de-sac is this wonderful three bedroom two bathroom link-detached home presented in immaculate order throughout and benefitting from a garage and a pretty Southerly facing garden. Our client has taken great care of the property during her ownership which includes a recently updated new kitchen. There is also a cloakroom, 16'9 x 14'9 living room and a bright conservatory. Upstairs, the main bedroom has built-in wardrobes and an en-suite whilst a further double bedroom and a single room are served by a family bathroom.

Outside the garden backs onto open fields creating a pleasant space to enjoy with a patio area and borders with shrubs and perennial plants. There is rear access into the garage and parking to the front for several cars. Crown Rise is within a short walk of Chertsey train station, the town centre and Chertsey Recreation Ground making it an attractive option for commuters as well as families. Local schools include Meadowcroft, Salesians and Sir William Perkins's and access to Chertsey, the M25/M3 and St Peter's Hospital are also close-by.



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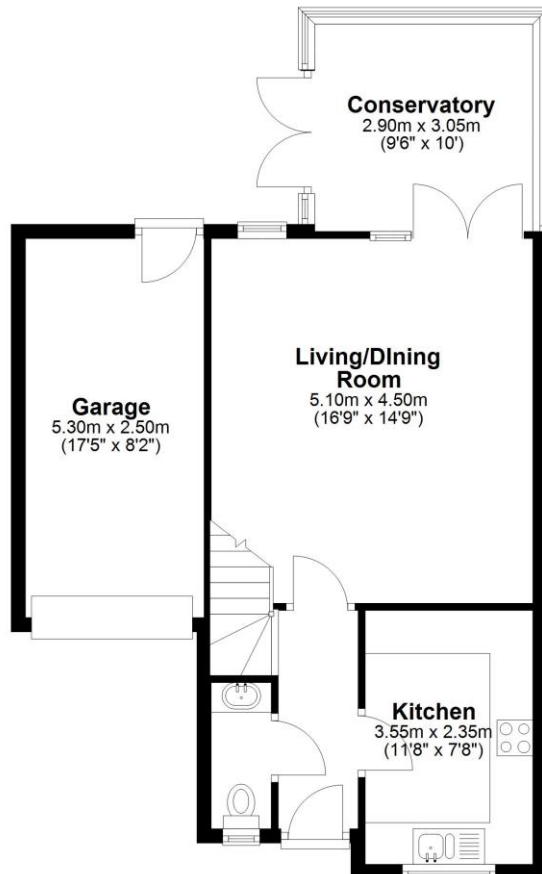
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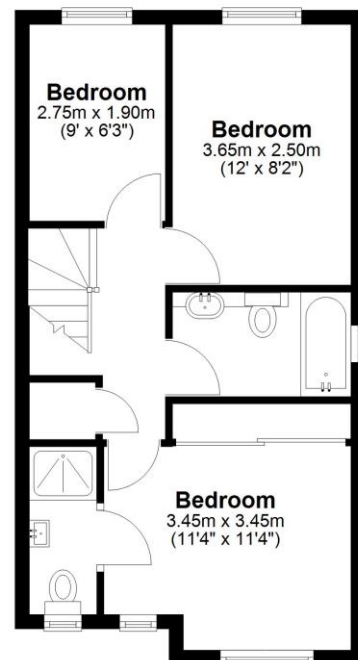
### Ground Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 99.5 sq. metres (1071.1 sq. feet)

- **Link Detached**
- **Three bedrooms and two bathrooms (one en-suite)**
- **Garage and parking for several cars**
- **Popular cul-de-sac**
- **Secluded Southerly facing pretty garden backing onto fields**
- **Beautifully presented throughout**
- **Conservatory**
- **Spacious 16'9 x 14'9 living room**
- **Modern kitchen with stone worktops**
- **Chertsey train station within a short walk**
- **A selection of good local schools close-by**
- **Council tax band E**

