



**5 ABBEYFIELDS
THAMESIDE; CHERTSEY
£179,999**



5 Abbeyfields, Thameside, Chertsey, KT16 8LD

We are pleased to offer for sale this two bedroom park home forming part of a small development on the banks of the river Thames at Chertsey. The home itself has been modernised and refurbished in our opinion to a high standard. Two double bedrooms, modern kitchen and bathroom, lounge dining room with views over the river at Chertsey lock. Two parking spaces, no onward chain.

Steps leading up to covered entrance porch, hardwood front door with multi paned obscure glazed panelling, leading into the L-shaped entrance hallway with a single panelled radiator, telephone point, power points, door leading through into the...

Double aspect lounge measuring 19' x 14'1" power points television aerial point, coved ceiling, 4 wall up lighters, sealed unit double glazed and leaded light windows, with wonderful views over the Chertsey lock, cut and weir. Further sealed unit double glazed window with views to the front lawn, ornamental fire set onto a polished marble hearth with matching inlays and mantel piece over. Large archway opening into...



Dining Area, power points, radiator, coved ceiling, sealed unit double glazed windows in an auriel bay with a deep display sill views over the Chertsey lock cut. There are separate doors from both the dining area and entrance hallway leading into...

Kitchen, measuring 12'4" x 9'9",

one and a half bowl single drainer sink unit with mixer taps, four ring Bosch gas hob with oven below, combined light and extractor unit in canopy above, range of matching eye and base level storage units with concealed under unit lighting, extensive range of wood effect roll top work surface/preparation area, sealed unit double glazed windows, view over the patio garden and again the Chertsey lock cut. Space and plumbing for automatic washing machine, further space and plumbing for dishwasher, breakfast bar, with wood effect, roll top surface, eye level storage units above, offering seating for two, space for large fridge freezer, radiator and covered ceiling, ample power points, door giving access to a deep broom cupboard, with ample shelving space. Further door giving access to a deep airing cupboard with drying and airing space. Also, wall mounted boiler for the central heating and hot water.



Master Bedroom, measuring, 11'8" 9'7", twin floor to ceiling fitted wardrobe cupboards with ample long hanging and shelving space, double bed recess in between, sealed united leaded light windows, coved ceiling, radiator, power points.



Bedroom Two, measuring, 6' x 8'5", with a built in wardrobe offering long hanging and storage space, power points, radiator, coved ceiling, leaded light sealed unit double glazed windows, deep display sill and views over the front lawn.

Bathroom comprising of a panel enclosed bath, with a Mira electric shower, glazed sliding shower screen, fully tiled splash back, low level WC, pedestal wash hand basin, combined wall mounted chrome towel rail come radiator, partly tiled walls, obscure glazed leaded light double glazed window with opening quarter light, coved ceiling and extractor fan.



Outside there is a trellis fenced patio with a paved pathway giving access around the exterior of the home, outside tap, timber built shed, with plenty of shelving storage and power and light. Small lawned garden, leading to two parking spaces, outside storage for the gas (LPG) canisters.



There was a new boiler installed for the central heating and hot water together with new gas valves in the last two years.

Both electric and water are metered every quarter. Last quarter the bills were:

Electric	£82.00
Water	£74.00

This is a **leasehold** property.

For information or to arrange a viewing please call 01932 240202

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