



## Addlestone

Asking Price £525,000 (Freehold)

With no onward purchase and potential for extending, stpp, is this lovely three double bedroom, character style detached family home. Just under one mile to a mainline station with direct links to London, Waterloo. The property also has two reception rooms and a west facing rear garden in excess of 100 feet. A viewing is highly recommended. EPC Rating F.



This three double bedroom, two reception room, detached family home has potential for both internal improvements and extending, stpp. As well as having a west facing rear garden in excess of 100 feet in length and is being sold with no onward chain.

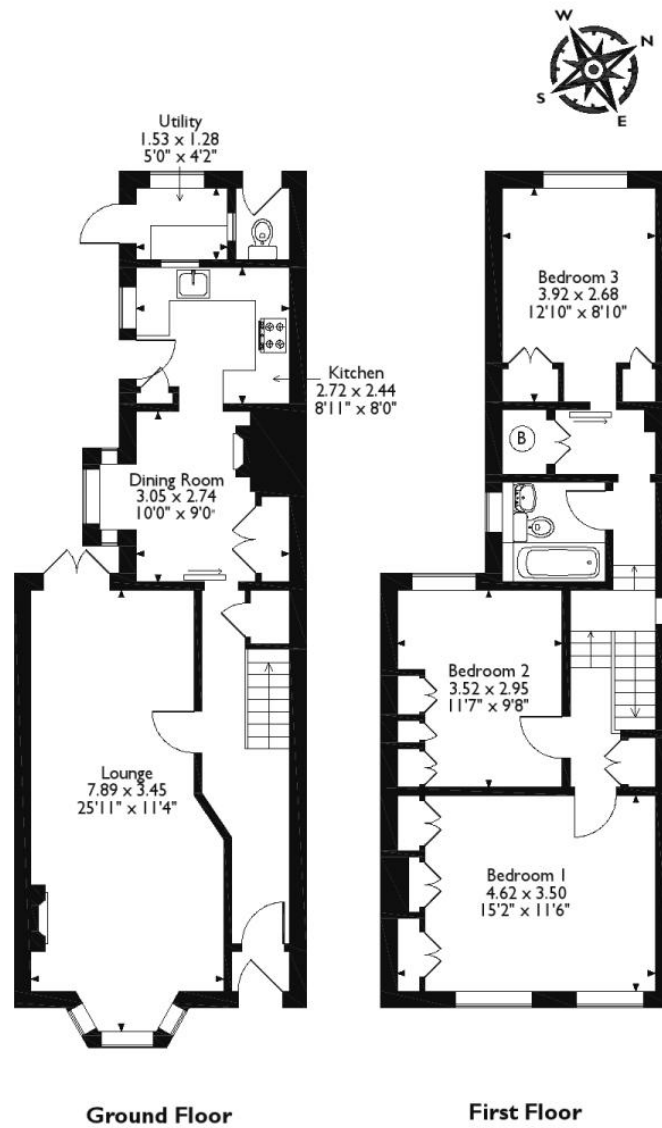
The entrance hall leads to both the lounge and dining room, with the large lounge to the front of the property. Here we have a lovely, full height bay window to the front, fireplace and doors to the rear garden. The dining room leads through to the kitchen, where we have a range of base and eye level cupboards, built in oven and hob and space and plumbing for a dishwasher. Space for additional white goods is found in a separate utility room.

Upstairs we have the three double bedrooms all of which have built in wardrobes and are serviced by the three piece coloured bathroom suite.

To the front there is off road parking, while gated side access leads to the west facing rear garden. The garden has a patio and lawn area as well as a substantial space used as an allotment. The garden is in excess of 100 feet in length.

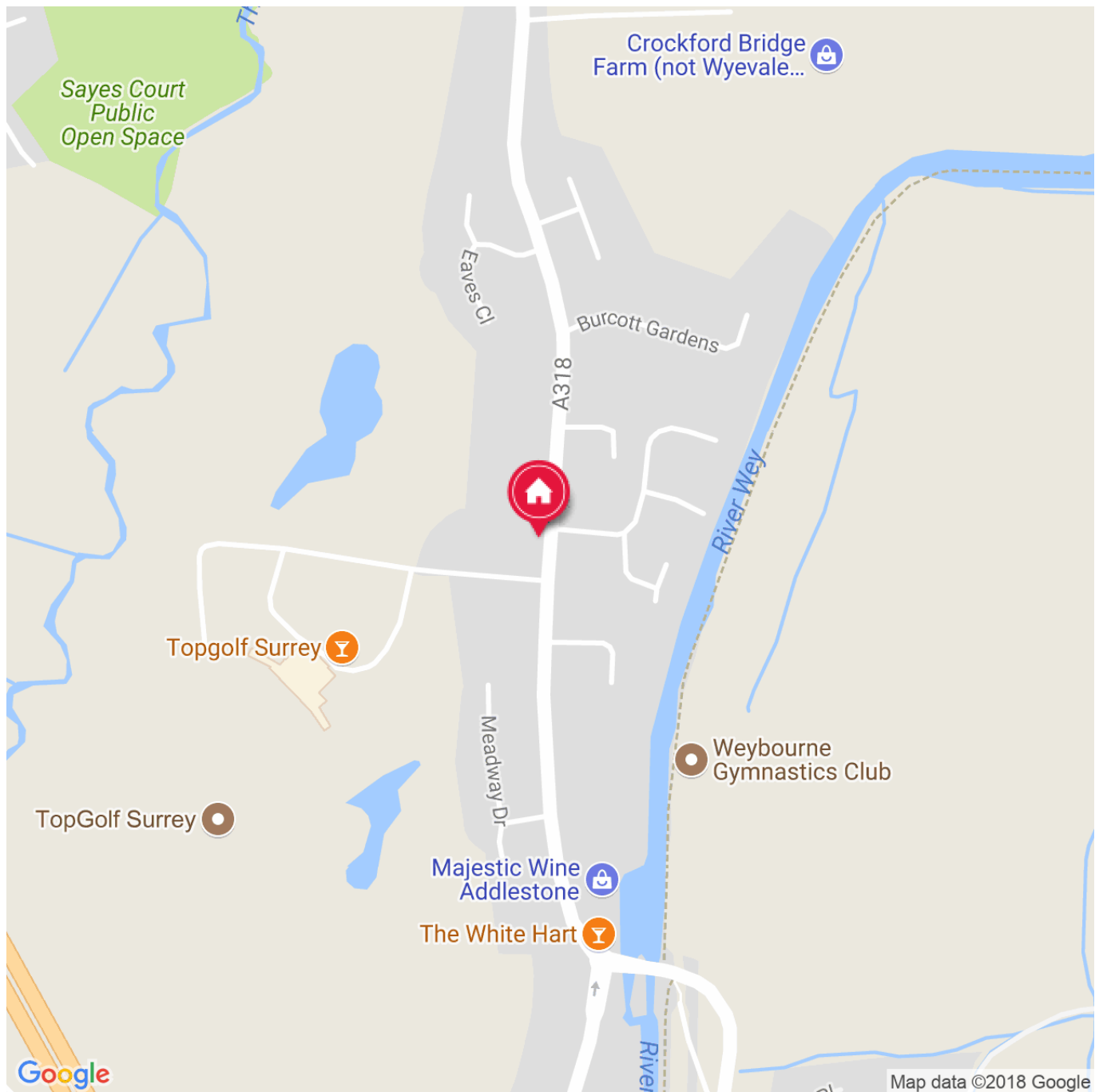
# Floorplan

Approximate Gross Internal Area  
108 Sq M / 1157 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.