

New Haw Road, Addlestone, KT15

£870,000 Freehold

5 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Spacious entrance hallway complete with floor to ceiling windows and a spiral staircase. The vast fitted kitchen/ breakfast room boast ample storage space and direct access to the beautiful rear garden. There is a bright and warm rear reception room complete with fireplace. There is a separate utility area and office/ playroom also located off the hallway. To the right hand side there is a large double bedroom to the front and a further double bedroom/ family room to the rear. Both rooms have the use of a family bathroom. Leading up the spiral staircase you are welcomed by an exceptional landing which has space to be used as an office area or place of tranquillity. The main bedroom which measures 7meters x 4meters is well kitted with floor to ceiling wardrobes and a beautiful balcony which boast stunning views of the garden. There are two additional bedrooms complete with built in storage and a shared family bathroom on this floor.

Large Driveway

5 Bedrooms

Utility Room

Play Room/ Office

2 Bathrooms

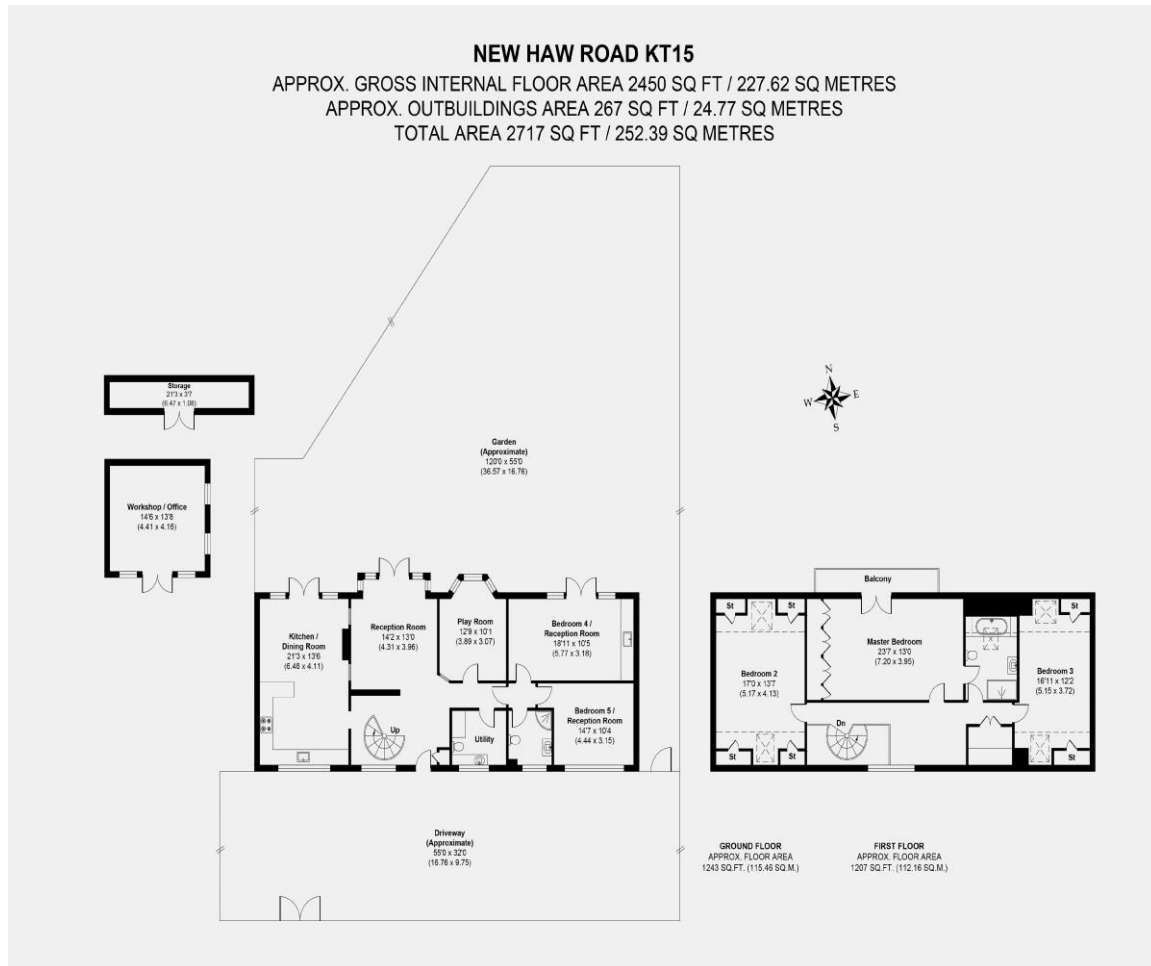
Spacious Kitchen/Breakfast Room

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Tenure: Freehold

Council Tax: F

Local Authority: Runnymede Borough Council

EPC Rating: C

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.