



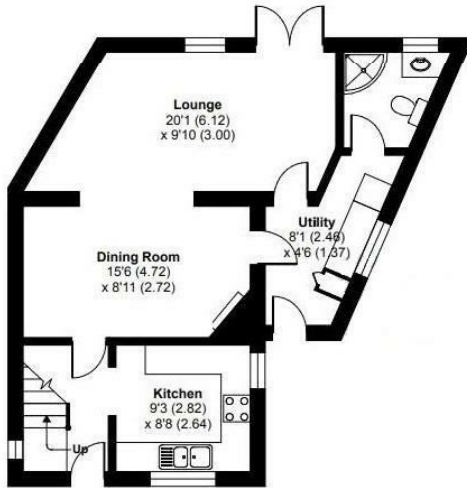
Derwent Close, Addlestone, KT15 2JQ



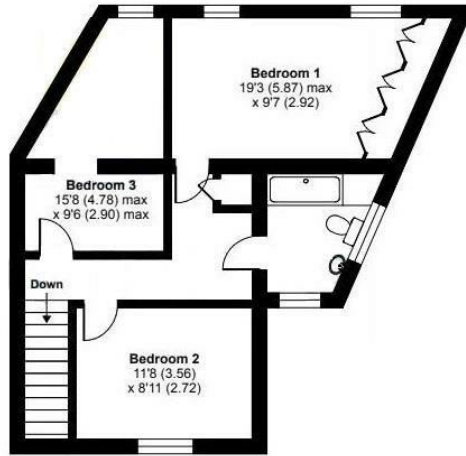
Located in a quiet residential cul-de-sac within walking distance of the town centre and situated close to the Millpond and canal walks is this Three Bedroom Detached Family Home. Sit within the catchment area for Heathside Secondary School, This extended property consists of a front aspect fitted kitchen, spacious dining room which opens to rear aspect living room. utility room and shower room on the ground floor. On the first floor are the main bedroom which has fitted wardrobes and a staircase to a mezzanine loft room, a front aspect second bedroom, dual aspect modern tiled bathroom and a third bedroom with distinct sleeping and dressing areas. Externally to the front is a block paved driveway for two cars and side access to the landscaped rear garden which has a large patio area and two outbuildings.

Freehold





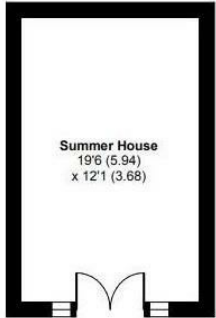
GROUND FLOOR



FIRST FLOOR

Approximate Area = 1200 sq ft / 111.4 sq m
 Summer House = 237 sq ft / 22 sq m
 Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).



EPC Rating: 68 D





Grants Homes 155 Station Road, Addlestone, Surrey, KT15 2AT
T: 01932 858885 E: addlestone@grantshomes.co.uk