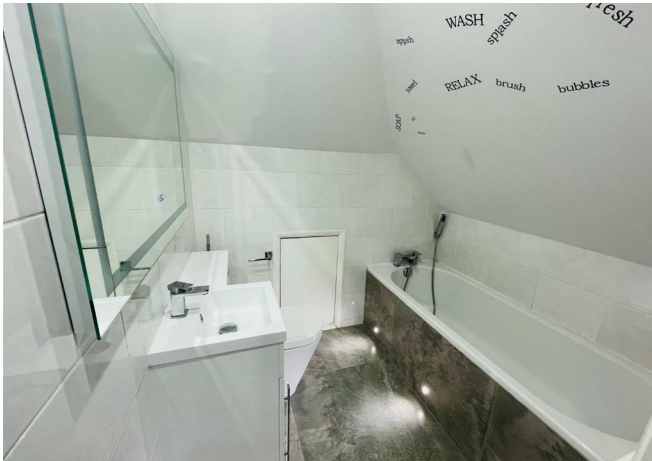
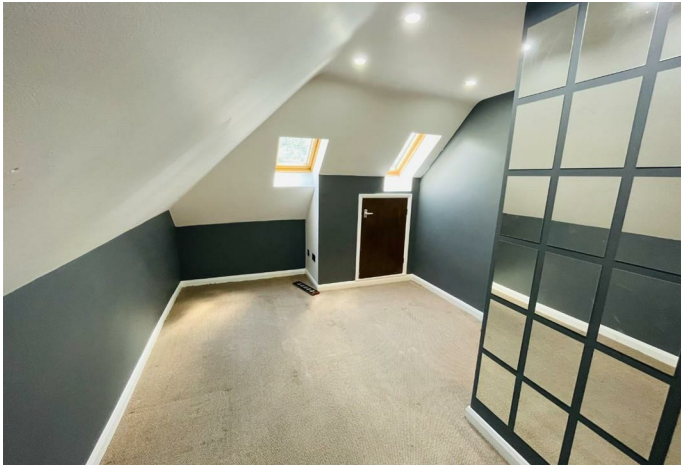




Kings Road
ADDLESTONE, KT15

yoodle®
Success and nothing less



NO ONWARD CHAIN Semi-detached four bedroom house with off street parking for two cars close to local schools! Laid out over three floors this family home is moments from local amenities, is a short drive to Brooklands and is located just under one mile from Byfleet station.

The hallway is light a spacious leading onto a modern, fully fitted kitchen. There is a downstairs WC and a spacious open plan living/dining room with large double doors opening onto a patio area and good sized laid to lawn garden.

On the first floor are two double bedrooms, a single bedroom and family bathroom with shower over the bath. On the second floor is a large double bedroom with ensuite, an ideal master bedroom or space for a teenager.

The property is fitted with solar panels making it economical to run, has UPVC windows throughout and mains fitted smoke alarms on each floor. The property comes to the market with no onward chain.



KINGS ROAD, NEW HAW, ADDLESTONE, KT15 3BQ

OFFERS OVER £475,000

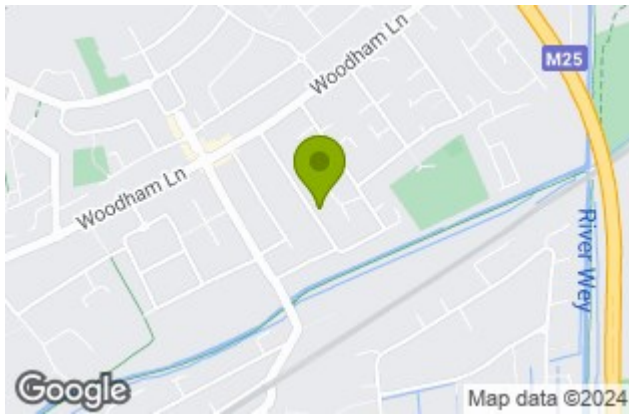
Local Authority: Runnymede

Council Tax Band: D

Parking: 2x Off Street

TOTAL APPROX. FLOOR AREA 1082.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	89	(92 plus) A	
(81-91) B	80	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Kings Road KT15

Approximate Gross Internal Floor Area = 100.4 sq m / 1082 sq ft

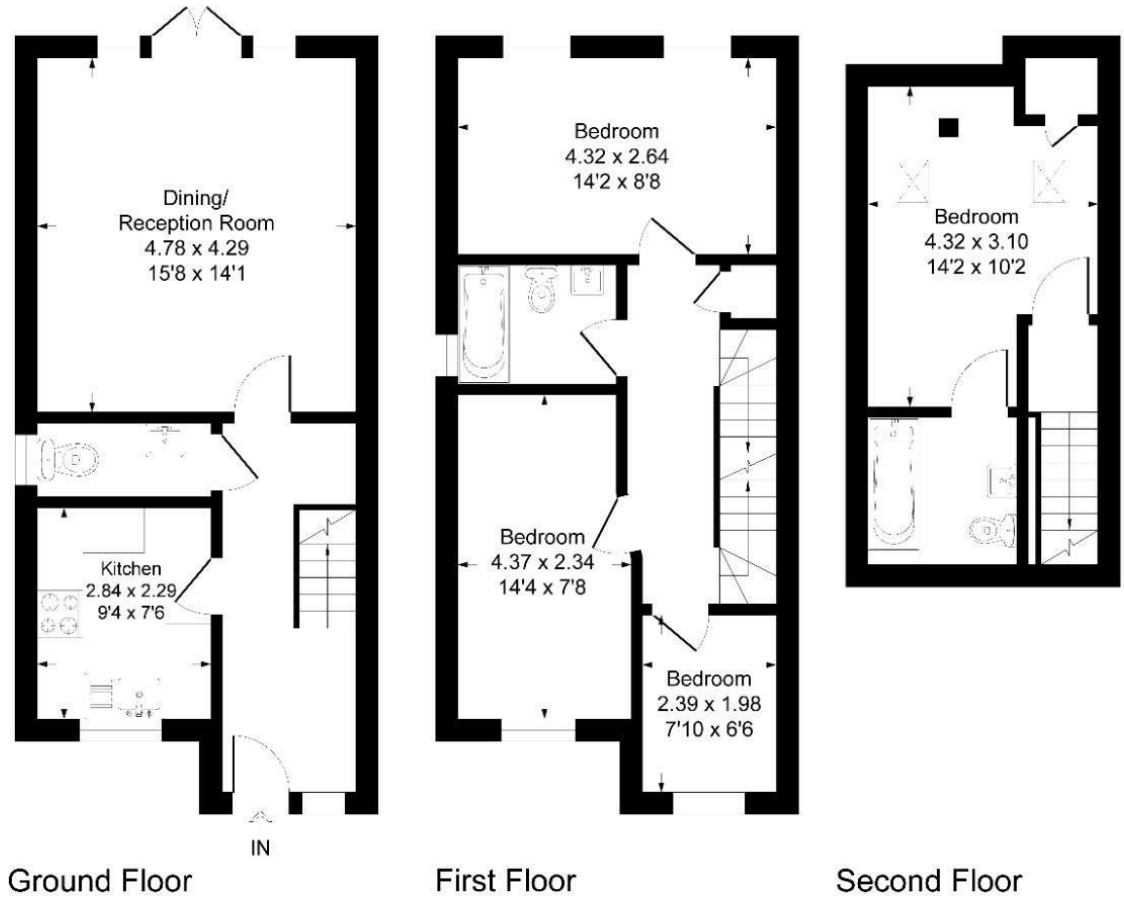


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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