



Common Lane  
ADDLESTONE, KT15

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Beautiful four bedroom family home in prime location





Nestled on a popular road is this four bedroom semi-detached house set over three floors with gated driveway parking. It really is deceiving how spacious this home is, as it's much longer than it is wide and will provide ample accommodation for almost all walks of life.

Accommodation is laid out across three floors and is flexible in use. Ground floor accommodation comprises a modern open plan kitchen/ dining room with patio doors leading onto the garden, spacious living room, utility area, downstairs shower room and fourth bedroom/ study. To the first floor there is a double bedroom with extensive wardrobe space, a second double bedroom and family bathroom. A spacious master bedroom with en.suite shower room complete the third floor of this family home.

Externally this property benefits from gated driveway parking and a private garden with access to an outbuilding with heating and electrics.

The location provides the perfect balance of access to amenities such as the parks at Heathervale and Sayes Court, the mainline station of Byfleet & New Haw just around the corner whilst the M25 and A3 are close by for easy transport connections.

Offered unfurnished and available 21st September.



# COMMON LANE, NEW HAW, ADDLESTONE, KT15 3LH

£2,600 PER MONTH

Local Authority: Runnymede borough council

Council Tax Band: E

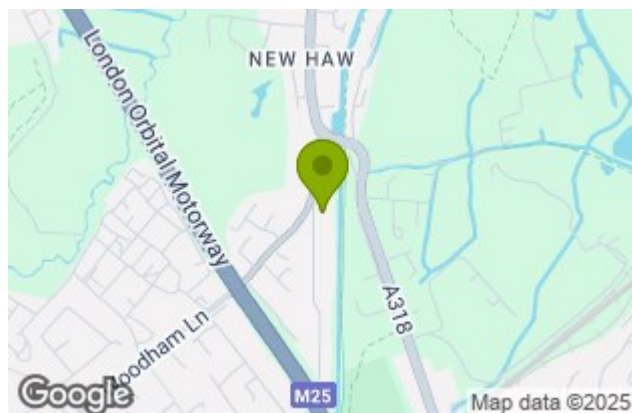
Furniture: Unfurnished

Parking: Off street

Available Date: 30th November 2024

TOTAL APPROX. FLOOR AREA 1620.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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

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