



Richard State

Independent Estate Agents

Lambourne, 61A Slade Road, Ottershaw, Chertsey, KT16 0HZ £950,000

A substantial bespoke executive detached residence extending to over 3100sqft and boasting spacious well planned accommodation including five large double bedrooms and five bath/shower rooms, three of which are ensuite. The ground floor includes an integral garage, wetroom, utility room, a 21'6 x 14'7 living room, a generous study and an impressive 19'10 x 15'3 fitted kitchen dining room with a large island, Corian stone worktops and AEG integrated appliances leading through to a superb conservatory. Constructed around fifteen years ago this fine home benefits from underfloor heating throughout the ground floor and is complemented by a frontage providing parking for four vehicles and a pleasant secluded and easily maintained rear garden. Slade Road is a popular and convenient location being close to Woodland walks, parks, Ottershaw village shops and a range of schools.

HIGHLY RECOMMENDED FOR INTERNAL INSPECTION



- Over 3100sqft over three floors
- Impressive top floor master bedroom with ensuite
- Four first floor double bedrooms with two having ensuite shower rooms
- Underfloor heating and wood flooring to the ground floor
- Large family bathroom with bath and shower enclosure
- Impressive fitted kitchen dining room
- Close to Ottershaw village shops and schools
- Ground floor wetroom
- Integral garage



Tel: 01932 354 111
email: enquiries@richardstate.com www.richardstate.com
28 The Broadway New Haw Addlestone Surrey KT15 3HA



The accommodation comprises (please see attached floor plan);

ENTRANCE CANOPY: Double glazed front door to;

ENTRANCE HALL: Wood flooring, door to garage

WETROOM: White suite comprising shower area, w.c., hand basin, tiling to walls and floor, double glazed window, large airing cupboard

STUDY: Wood flooring, double glazed window with shutter blinds

LIVING ROOM: Wood flooring, bifold doors to garden, double glazed windows, double doors to;

KITCHEN DINING ROOM: An extensive range of cream laminate wall and base units with Corian style worktops and soft close doors and drawers, one and a half bowl sink, two AEG integrated ovens, microwave and coffee machine, dishwasher, recess for large fridge freezer, large matching central island with sink, five burner gas hob and extractor, wood flooring, feature glass ceiling, open plan to;

CONSERVATORY: Wood flooring, double glazed windows, double glazed double doors to garden

UTILITY ROOM: Range of laminate wall and base units with sink, soft close drawers, plumbing for washing machine, space for tumble drier and fridge freezer, tiled floor, double glazed door to side

STAIRS TO FIRST FLOOR LANDING: Airing cupboard, double glazed window with shutter blinds, radiator

BEDROOM TWO: Double glazed window with shutter blinds, radiator

ENSUITE SHOWER ROOM: White suite comprising large shower enclosure, w.c., hand basin in vanity unit, illuminated wall mirror, tiling to walls and floor, ladder radiator, double glazed window with shutter blinds

BEDROOM THREE: Double glazed window, radiator

ENSUITE SHOWER ROOM: White suite comprising shower enclosure, w.c., hand basin, tiling to walls and floor, ladder radiator, double glazed window

BEDROOM FOUR: Double glazed window, radiator

BEDROOM FIVE: Double glazed window, radiator

FAMILY BATHROOM: White suite comprising bath with central tap and shower attachment, large shower enclosure, w.c., hand basin in vanity unit, tiling to walls and floor, double glazed window with shutter blinds, ladder radiator

STAIRS TO SECOND FLOOR LANDING: Two Velux windows, eaves storage, two radiators

MASTER BEDROOM: An impressive room with two Velux windows, two radiators, eaves storage

ENSUITE BATHROOM: A spacious bathroom with a white suite comprising bath with central tap and shower attachment, large shower enclosure, w.c., hand basin in vanity unit, sensor light mirror, tiling to walls and floor, designer radiator, Velux window

OUTSIDE

FRONT GARDEN: Block paved driveway for four cars, border with palm tree, gated side access to both sides leading to;

REAR GARDEN: A pleasant secluded rear garden with a patio, lighting, borders with trees, hedging, shrubs and plants, sheds, remainder laid to lawn

GARAGE: Integral single garage with up and over door, light and power, boiler, personal door to hallway

EPC RATING: C

COUNCIL TAX RATING: G





Total area: approx. 289.9 sq. metres (3119.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	81

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



For an appointment to view please telephone 01932 354111

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