



Richard State

Independent Estate Agents Limited



16 Selsdon Road, Addlestone, KT15 3HN

£750,000





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- Master bedroom with Juliet balcony and a spacious ensuite shower room (the large walk in shower could be replaced by a bath)
- Ground floor shower room and further first floor family shower room
- Utility room
- New gas central heating, rewired and new double glazing
- Close to West Byfleet station
- Three further bedrooms over two floors
- Impressive fitted kitchen/dining/living room with island, quartz worktops and bifold doors
- Attractive 75' x 30' rear garden with pleasant open outlook
- Driveway for three cars (kerb to be dropped late September)
- No onward chain

An outstanding four bedroom detached chalet style residence having been the subject of an extensive programme of enlargement, improvement and modernisation over the last year with the result being a virtually brand new bright, spacious and versatile contemporary home just ten minutes' walk from West Byfleet mainline station to Waterloo. The ground floor comprises two bedrooms, a shower room, a utility room and a superb fitted kitchen/dining/living room with a quartz topped island, integrated appliances and bifold doors. Upstairs, an impressive master bedroom has a feature window with double doors and a Juliet balcony and a spacious ensuite shower room. A further generous double bedroom is served by a family shower room. Outside, a gravel driveway provides parking for three cars with gated side access leading to a delightful 75' x 30' rear garden with a large grey stone patio. Selsdon Road is a popular and convenient location being close to New Haw village shops and favoured schools for all ages with parks, the Basingstoke canal and West Byfleet station also nearby.

OFFERED FOR SALE WITH NO ONWARD CHAIN



The accommodation comprises (please see attached floor plan);

ENTRANCE HALL: Meter cupboard, radiator

SHOWER ROOM: New white suite comprising large walk in shower enclosure, w.c., hand basin in vanity unit, attractive tiling to walls and floor, sensor light mirror, ladder radiator, double glazed window

BEDROOM THREE: Angular bay with double glazed window, radiator

BEDROOM FOUR: Double glazed window, radiator

KITCHEN/DINING/LIVING ROOM: A comprehensive range of brand new oxford blue wall and base units with soft close doors and drawers and quartz worktops, integrated double oven with microwave, hob, extractor hood, dishwasher and fridge freezer, matching island with quartz worktop, double glazed window, two radiators, bifold doors leading to a large patio





UTILITY ROOM: White wall and base units, new combination boiler, plumbing for washing machine and pace for tumble drier

TURNING STAIRCASE TO FIRST FLOOR LANDING WITH SKYLIGHT WINDOW

MASTER BEDROOM: Feature triangular gable with double glazed window, double glazed double doors and Juliet balcony, eaves storage cupboards, skylight window, two radiators

ENSUITE SHOWER ROOM: New white suite comprising large walk in shower enclosure (could be replaced by a bath if desired) w.c., hand basin in vanity unit, attractive tiling to walls and floor, sensor light mirror, skylight window, ladder radiator

BEDROOM TWO: A generous double bedroom with eaves storage cupboards, skylight window, double glazed window, radiator

FAMILY SHOWER ROOM: New white suite comprising shower enclosure, w.c., hand basin in vanity unit, attractive tiling to walls and floor, sensor light mirror, skylight window, ladder radiator

OUTSIDE:

FRONT GARDEN: Gravel driveway providing parking for three vehicles, lighting, gated side access to;

REAR GARDEN: A delightful feature of the property measuring 75' x 30' and enjoying a pleasant open outlook. Large grey stone patio, lighting, power points, borders with trees and shrubs, remainder laid to lawn

EPC RATING: C

COUNCIL TAX BAND: D





Floor Plans

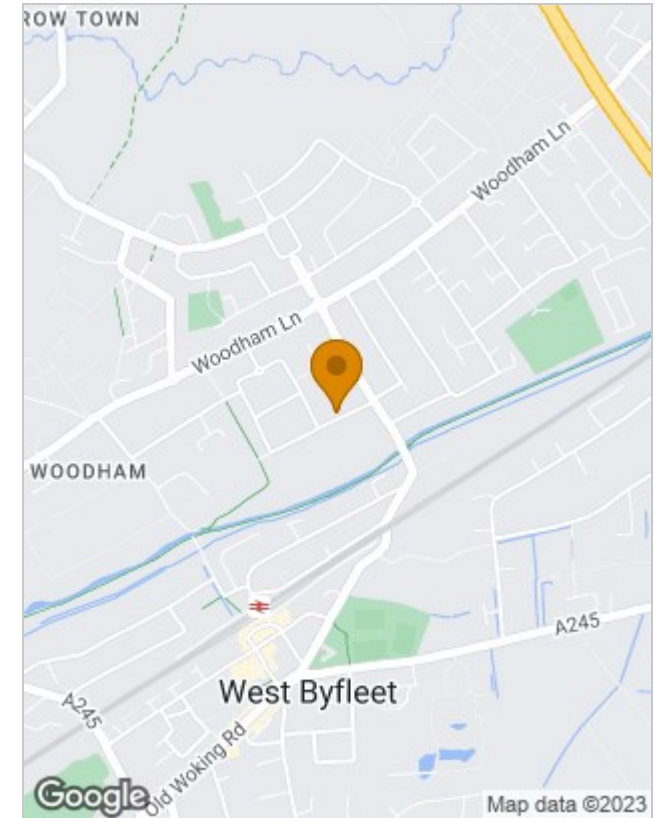


Viewing

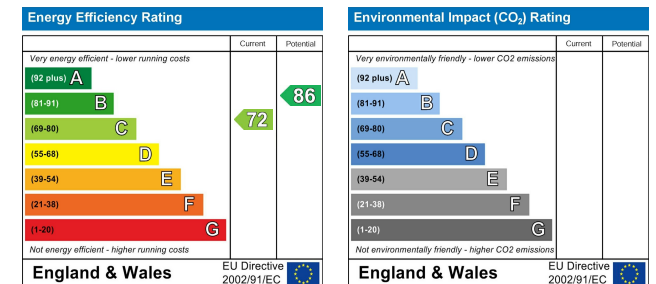
Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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