



Richard State

Independent Estate Agents

94 Liberty Lane, Addlestone, Surrey, KT15 1NH
£525,000

**A highly desirable and spacious four bedroom 1930's semi detached character home featuring an integral garage with up and over door at either end leading to a carport, a second detached garage and a mature secluded 90' garden. The property has gas central heating with a modern boiler and some double glazing but requires general updating and redecoration throughout and offers great potential for extension (S.T.P.P). Liberty Lane is a popular and convenient location being close to schools, parks, Addlestone station and the town centre with its cinema complex and range of shops including Waitrose.
NO ONWARD CHAIN**



- **Mature 90' garden**
- **Two garages and a carport**
- **Great extension potential (S.T.P.P)**
- **Updating and redecoration required**
- **Gas central heating with a modern boiler**
- **Part double glazing**
- **Own driveway**
- **No onward chain**

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The accommodation comprises (please see attached floor plan);

ARCHED ENTRANCE CANOPY: Courtesy light, front door to:

ENTRANCE HALL: Radiator

LIVING/DINING ROOM: Chimney breast with fireplace, round bay with double glazed windows, two radiators, double doors to garden

KITCHEN: Stainless steel sink, wall and base units, gas cooker point, plumbing for dishwasher and washing machine, modern boiler, airing cupboard, radiator, two windows, pantry, door to carport

STAIRS TO FIRST FLOOR LANDING: Hatch to loft

BEDROOM ONE: Built-in wardrobes, round bay with double glazed windows, radiator

BEDROOM TWO: Built-in wardrobe, garden aspect window, radiator

BEDROOM THREE: Double aspect with oriel bay double glazed window and garden aspect double glazed window, radiator

BEDROOM FOUR: Double glazed window, radiator

BATHROOM: Bath with shower attachment, hand basin in vanity unit, tiling, window, radiator

SEPARATE W.C: High level w.c., window

OUTSIDE:

FRONT GARDEN: Driveway providing off road parking, remainder mainly paved with shrubs and plant border

REAR GARDEN: A mature secluded garden extending to 90'. Borders with trees, shrubs and plants, shed, store, remainder laid to lawn

GARAGE ONE: Integral garage with light, power and up and over door to the front and rear leading to;

CARPORT: Tap, gate to garden

GARAGE TWO: Detached single garage with up and over door and window

EPC RATING: D

COUNCIL TAX BAND: E



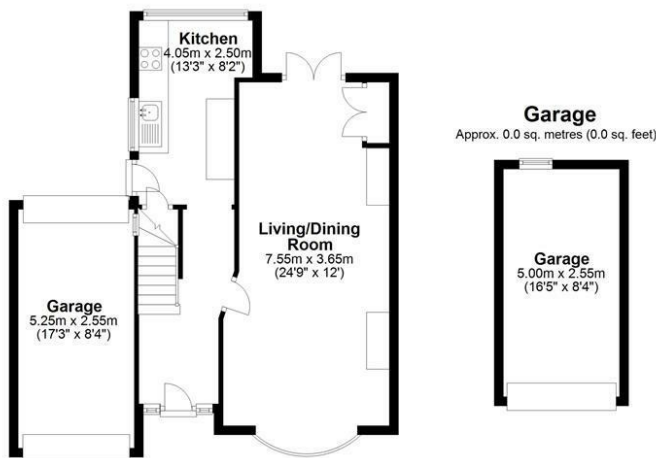
First Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



Ground Floor

Approx. 58.2 sq. metres (626.4 sq. feet)



Total area: approx. 113.1 sq. metres (1217.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(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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