



# Richard State

*Independent Estate Agents*

**18 Dickens Drive, Row Town, Addlestone, Surrey, KT15 1AW**  
**£650,000**

A spacious, well presented and much sought after three double bedroom, two bath/shower room detached chalet bungalow featuring an 80' driveway leading to a large detached garage and a delightful 80' max secluded rear garden. Offered for sale for the first time in over 25 years, this much loved home has an impressive 23'4 living/dining room with a feature fireplace leading through to a superb double glazed all year round conservatory creating a great environment for relaxing, dining or entertaining. The ground floor also includes a 16'9 fitted kitchen with integrated appliances, two double bedrooms and a spacious bathroom with Jacuzzi bath and separate shower enclosure. Upstairs is a third double bedroom with an ensuite shower room and adjacent walk in wardrobe/dressing room. Dickens Drive is a quiet and popular location being close to local schools, shops and parks with Addlestone town centre and station also readily accessible.

**VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED**



- Superb all year round double glazed conservatory
- Ground floor bathroom with a Jacuzzi bath and separate shower enclosure
- Large detached garage approached via an 80' block paved driveway
- Delightful 80' max secluded garden
- Upstairs double bedroom with an ensuite shower room and walk in wardrobe/dressing room
- Two further ground floor double bedrooms
- Impressive 23'4 x 12'10 living/dining room
- Spacious fitted kitchen with integrated appliances
- Sought after location close to local shops



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**The accommodation comprises (please see attached floor plan):**

**ENTRANCE CANOPY:** Composite front door to;

**SPACIOUS ENTRANCE HALL:** Radiator, understairs cupboard with modern combination boiler, double doors to;

**LIVING/DINING ROOM:** Feature fireplace with remote control gas fire and slate hearth, fitted storage units, covered radiator, second radiator, two double glazed windows, patio doors to;

**CONSERVATORY:** An impressive addition to the property with two radiators, light and power, double glazed roof and windows, two double glazed doors leading to the garden

**KITCHEN:** One and a half bowl sink in a comprehensive range of wall and base units with underlighting and illuminated wall cabinets, integrated double oven, gas hob, extractor hood, dishwasher, washing machine, tumble drier, microwave and fridge freezer, attractive tiled floor, downlighters, double glazed window, double glazed door to garden

**BEDROOM ONE:** A range of fitted wardrobes, storage units and dressing table, angular bay with double glazed windows, radiator

**BEDROOM TWO:** Fitted wardrobes, fitted desk, double glazed window, radiator

**FAMILY BATHROOM:** A spacious bathroom with a coloured suite comprising Jacuzzi bath, separate shower enclosure, w.c., hand basin in marble topped vanity unit, tiled walls, downlighters, ladder radiator, double glazed window

**TURNING STAIRCASE WITH CARVED WOOD BALUSTRODE TO FIRST FLOOR LANDING:** Double glazed window, radiator, Velux window

**DRESSING ROOM/WALK IN WARDROBE:** Light and power, eaves cupboard

**BEDROOM THREE:** Garden aspect double glazed window, Velux window, downlighters, two radiators, eaves storage cupboards

**ENSUITE SHOWER ROOM:** Coloured suite comprising shower enclosure, w.c., hand basin, downlighters, Velux window, radiator

#### **OUTSIDE**

**FRONT GARDEN:** Borders with shrubs, plants and trees, lawn, block paved hardstanding, 80' block paved side driveway leading to garage and rear garden

**REAR GARDEN:** A delightful garden extending to 80' max and enjoying a great deal of seclusion. Patios at both ends of the garden, lighting, shed, tap, attractive borders with a variety of trees, shrubs and plants, feature brick wall with side gate, remainder laid to lawn

**DETACHED GARAGE:** A large 20' x 9'8" detached garage with doors in to an adjoining workshop. Up and over door, windows, light and power, personal door to gardens, hatch to boarded roof space with light and pull down ladder, double doors to;

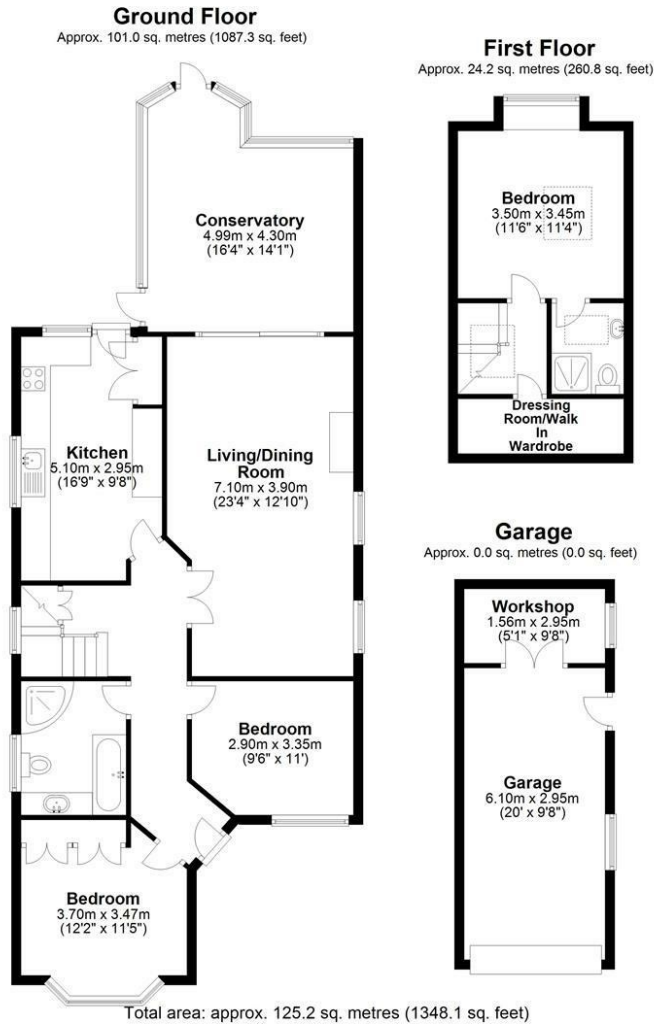
**WORKSHOP/UTILITY ROOM:** Light and power, window

**EPC RATING:** D

**COUNCIL TAX BAND:** E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>63</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>



**For an appointment to view please telephone 01932 354111**

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