



Richard State

Independent Estate Agents

56 Rowtown, Row Town, Addlestone, Surrey, KT15 1HQ **£550,000**

An outstanding three double bedroom semi detached bungalow having been the subject of an extensive programme of modernisation and extension over the last three years, the result being an impressive contemporary home complemented by a block paved frontage for three cars and a 67' westerly aspect garden with a useful brick built outbuilding. The long list of improvements include rewiring, replumbing, new gas central heating, new double glazed windows and doors, external silicone rendering, replastering, a new luxury bathroom and a large rear extension creating a superb fitted kitchen dining room with underfloor heating, a central island, quartz worktops and bifold doors. The tastefully presented accommodation includes a spacious living room leading through to the 27' x 24' kitchen dining room, a separate utility room, a generous welcoming hallway and three double bedrooms served by a large bathroom with potential still remaining for a loft conversion (S.T.P.P). The property is pleasantly situated close to woodland and countryside walks, local shops, schools, The Cricketers Inn and a garden centre.
HIGHLY RECOMMENDED FOR INTERNAL INSPECTION



- **Superb fitted kitchen dining room with underfloor heating, quartz worktops and bifold doors**
- **Matching utility room**
- **Open plan living room**
- **Luxury bathroom with bath and walk in shower**
- **Extensive modernisation over the last three years**
- **Three double bedrooms**
- **Block paved driveway for three cars**
- **Pleasant 67' westerly aspect garden with brick built outbuilding**

The accommodation comprises (please see attached floor plan):

SPACIOUS ENTRANCE HALL: Attractive composite front door, Karndean flooring, downlighters, designer radiator

LIVING ROOM: Chimney breast with remote control electric fire, Karndean flooring, open plan to;

KITCHEN DINING ROOM: A comprehensive range of pale grey wall and base units with quartz worktops, underlighting and soft close doors and drawers, integrated double oven, hob, extractor hood, microwave, recess for large fridge freezer, large island with contrasting blue units, quartz worktop with one and a half bowl sink, integrated dishwasher and wine cooler, skylight window, Karndean flooring with underfloor heating, feature exposed brick walls, downlighters, bifold doors opening on to a slate patio

UTILITY ROOM: Matching pale grey units with sink, quartz worktops, plumbing for washing machine, space for tumble drier, cupboard housing combination boiler, Karndean flooring, double glazed door to side

BEDROOM ONE: Angular bay with double glazed windows, built in wardrobes, radiator

BEDROOM TWO: Built in wardrobes, double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator

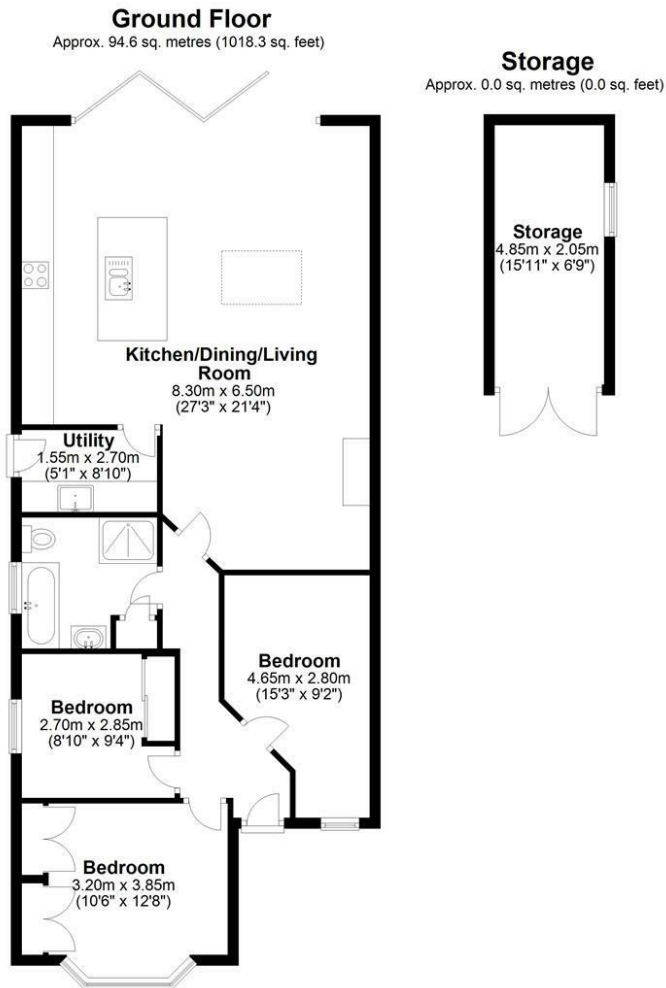
BATHROOM: A spacious bathroom with a contemporary white suite comprising bath with central tap, walk in shower enclosure, w.c., hand basin in vanity unit, attractive tiling to walls and floor, ladder radiator, downlighters, double glazed window

OUTSIDE:

FRONT GARDEN: Block paved frontage providing parking for three vehicles, lighting, power points, shared driveway with gated access to;

REAR GARDEN: Extending to 67' and enjoying a sunny westerly aspect. Attractive slate patio and matching pathway leading to a further patio with power supply at the end of the garden. Lighting, power points, tap, modern brick built outbuilding with double glazed window and double doors ideal for a multitude of purposes. Remainder laid to lawn





Total area: approx. 94.6 sq. metres (1018.3 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	71	84

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		



EPC RATING: E

For an appointment to view please telephone 01932 354111

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