



Richard State

Independent Estate Agents

Merlin Haven Old Road, Row Town, Addlestone, Surrey, KT15 1EW £475,000

Escape to the country... in your own garden! A rare opportunity to acquire a quite unique two storey dwelling featuring a beautiful 80' front garden and enjoying stunning views over equestrian fields and farmland across to the Surrey hills in the distance. This charming home has been the subject of extensive modernisation and extension over the last two years with areas of improvement including rewiring, replumbing, new gas central heating, replastering, a shower room and mainly replacement double glazing. This immaculate and tastefully presented property is complemented by an attractive 45' landscaped rear garden and the superb aforementioned 80' front garden. Merlin Haven enjoys a tranquil little known cul-de-sac location close to parks, countryside walks, local shops, a garden centre and The Cricketers Inn with Addlestone town centre and station also readily available.

VIEWING ESSENTIAL TO APPRECIATE THIS UNIQUE HOME AND SETTING



- **80' Landscaped front garden with stunning distant views**
- **Two double bedrooms**
- **Extended and extensively modernised over the last two years**
- **Bright free flowing living space with luxury vinyl tile (L.V.T) flooring**
- **45' Landscaped rear garden**
- **Fitted kitchen with a range cooker**
- **New upstairs shower room with underfloor heating**
- **Downstairs cloakroom/utility room**



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);

COMPOSITE FRONT DOOR TO:

DINING ROOM: Three double glazed windows, downlighters, designer radiator, opening to;

LIVING ROOM: Downlighters, designer radiator, opening to;

KITCHEN: Two bowl stainless steel sink in a range of white wooden wall and base units with range cooker, extractor hood, plumbing for dishwasher, recess for large fridge freezer, downlighters, double glazed window, designer radiator

LOBBY: Cupboard housing combination boiler, storage cupboard, double glazed double doors to rear garden

CLOAKROOM/UTILITY ROOM: Modern white suite comprising w.c., hand basin in vanity unit, storage cupboard, plumbing for washing machine, ladder radiator

BEDROOM TWO: Covered radiator, double glazed window

STAIRS TO FIRST FLOOR:

MASTER BEDROOM: Eaves storage cupboards, two double glazed bay windows with distant views, rear aspect double glazed window, downlighters, two radiators

SHOWER ROOM: Contemporary white suite comprising large shower enclosure, w.c., hand basin in vanity unit, attractive tiling to walls and floor, downlighters, double glazed window

OUTSIDE:

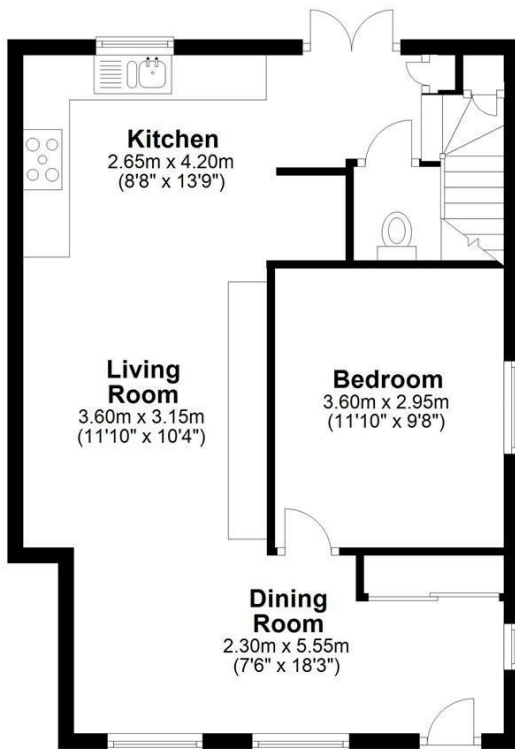
FRONT GARDEN: A quite delightful 80' landscaped garden with stunning views from an impressive area of decking over fields towards the Surrey Hills. Railway sleeper and slate borders with shrubs, decking, lighting, attractive fencing, power points, lawn, side access to;

REAR GARDEN: Extending to 45' and enjoying a pleasant open outlook. Slate terrace, railway sleeper and slate borders with shrubs, tap, power points, lighting, shed, lawn, patio



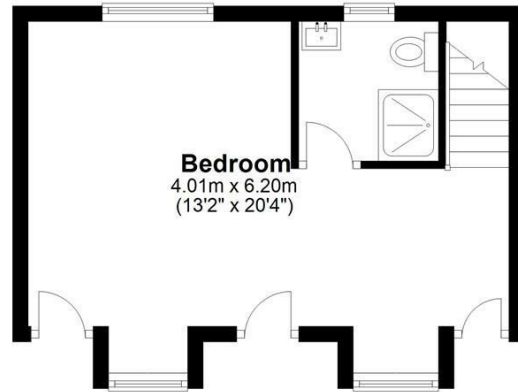
Ground Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.5 sq. feet)



Total area: approx. 78.4 sq. metres (844.0 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	72
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(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: D

COUNCIL TAX BAND: C

For an appointment to view please telephone 01932 354111

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