



Richard State

Independent Estate Agents

Conifers, Crockford Park Road, Addlestone £550,000

A quite outstanding two double bedroom double fronted detached bungalow extensively modernised and beautifully presented throughout, occupying a bold corner plot with a detached garage and driveway to the rear and a large frontage with a block paved driveway to the front. The living space includes a spacious living room, a contemporary fitted kitchen breakfast room with integrated appliances and a superb 22'4 x 12'4 double glazed conservatory with four radiators, making a great all year round room with plenty of space for dining and entertaining. There is also a generous entrance hall, two good size double bedrooms and an excellent remodelled bathroom. The property is complemented by a secluded easily maintained rear garden with double gates leading to the driveway, detached garage and a large shed/workshop with light and power. Conifers is ideally situated in a popular road just a short level walk from the regenerated town centre with its range of food outlets and shops including Waitrose.

HIGHLY RECOMMENDED FOR INTERNAL INSPECTION



- Superb 22'4 double glazed conservatory
- Beautifully presented throughout
- Contemporary fitted kitchen breakfast room with integrated appliances
- Remodelled bathroom
- Detached garage with own driveway
- Wide frontage with block paved driveway
- Bold corner plot close to town centre

The accommodation comprises (please see attached floor plan):

ENTRANCE CANOPY: Courtesy light, front door to:

SPACIOUS ENTRANCE HALL: Attractive large polished tile flooring, coats cupboard, radiator, hatch to insulated loft

DOUBLE ASPECT LIVING ROOM: Angular bay with double glazed windows, two side aspect double glazed windows, radiator

KITCHEN BREAKFAST ROOM: One and a half bowl sink in a comprehensive range of cream laminate wall and base units with soft close drawers and underlighting, integrated double oven, hob, extractor hood, dishwasher and fridge freezer, plumbing for washing machine, cupboard housing combination boiler, polished tiled floor, downlighters, double glazed window, radiator, door to:

CONSERVATORY: A superb all year round room, ideal for many uses including a dining room. Four radiators, polished tiled floor, light and power, double glazed windows, double glazed door to courtyard, double glazed door to rear garden

BEDROOM ONE: Double glazed window, radiator

BEDROOM TWO: Garden aspect double glazed window, radiator

BATHROOM: A spacious bathroom with a modern white suite comprising bath with shower unit, w.c., hand basin in vanity unit, range of storage units, attractive tiling to walls and floor, ladder radiator, downlighters, two double glazed windows

OUTSIDE:

FRONT GARDEN: A wide frontage with a large block paved driveway, attractive close boarded fence, laurel bushes, lighting, gated side access to:

SIDE COURTYARD: Paved courtyard with lighting, tap and shed, access to;

REAR GARDEN: A secluded enclosed garden designed for low maintenance with stone borders, workshop with light and power, lighting, power points, pedestrian gate, double gates providing vehicular access to the driveway and garage

GARAGE: Detached single garage with up and over door, personal door, light and power

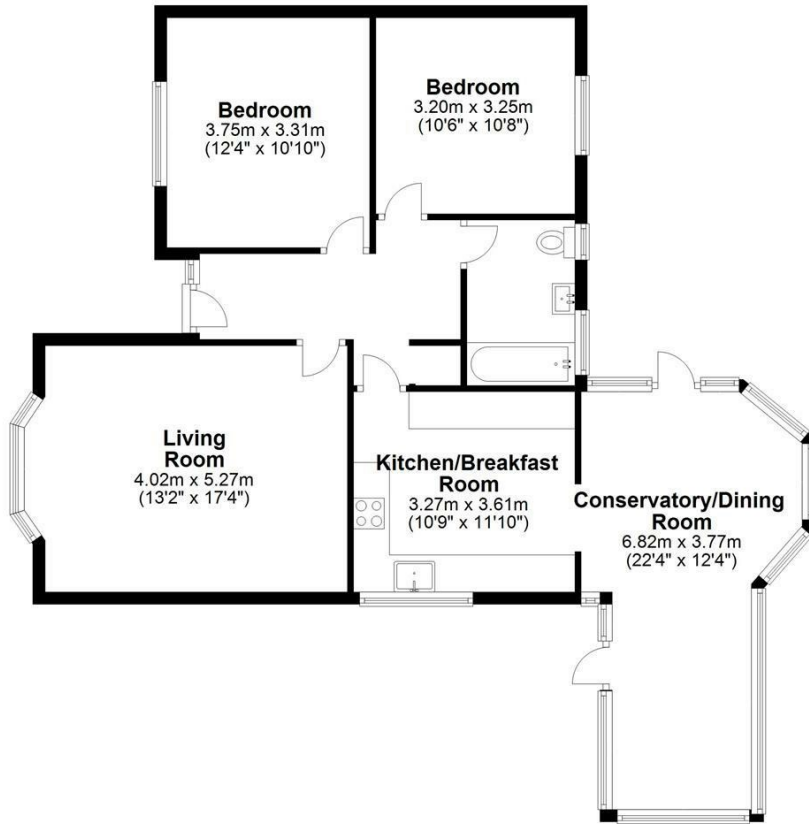
EPC RATING: D

COUNCIL TAX RATING: E



Ground Floor

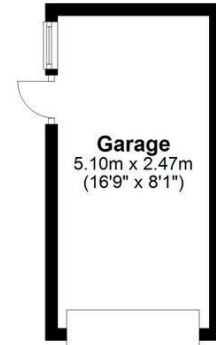
Approx. 89.4 sq. metres (961.9 sq. feet)



Total area: approx. 89.4 sq. metres (961.9 sq. feet)

Garage

Approx. 0.0 sq. metres (0.0 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		
(39-54) E	67	
(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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