



Richard State

Independent Estate Agents

Malvern Close, Ottershaw, KT16 0NY £495,000

**A bright, spacious and well presented three bedroom end of terrace contemporary home constructed in 2010 and featuring a master bedroom with an ensuite shower room, a well equipped fitted kitchen dining room with bifold doors, a hall cloakroom, solar panels, gas central heating, double glazed windows and an electric vehicle charging point. The property is complemented by a block paved side driveway for two cars with gated access leading to a pleasant enclosed sunny south facing garden. Malvern Close is conveniently situated close to parks, popular schools, Ottershaw village shops and the Miller and Carter restaurant.
NO ONWARD CHAIN**



- **Master bedroom with an ensuite shower room**
- **Two further good size bedrooms served by a family bathroom**
- **Solar panels and electric vehicle charging point**
- **Fitted kitchen dining room with integrated appliances, granite worktops and bifold doors**
- **South facing enclosed garden**
- **Block paved driveway for two cars**
- **Hall cloakroom**
- **No onward chain**

The accommodation comprises (please see attached floor plan);

ENTRANCE HALL: Tiled floor, understairs cupboards, downlighters, double glazed front door, radiator

CLOAKROOM: White suite comprising w.c., hand basin in vanity unit, downlighters, tiled floor, ladder radiator

LIVING ROOM: Double glazed picture window, downlighters, radiator

KITCHEN DINING ROOM: One and half bowl sink in a comprehensive range of white laminate wall and base units with sparkling granite worktops, integrated five burner gas hob, double oven, extractor hood, dishwasher, washing machine and fridge freezer, storage cupboard, downlighters, radiator, double glazed bifold doors

STAIRCASE WITH INSET LIGHTING LEADING TO FIRST FLOOR LANDING: Storage cupboard, downlighters, hatch to loft with ladder, lighting, light and boiler

BEDROOM ONE: Fitted wardrobes, downlighters, double glazed window, radiator

ENSUITE SHOWER ROOM: White suite comprising shower enclosure, w.c., hand basin in vanity unit, attractive tiling to walls and floor, ladder radiator, downlighters, double glazed window

BEDROOM TWO: Fitted wardrobes, downlighters, double glazed window, radiator

BEDROOM THREE: Downlighters, double glazed window, radiator

FAMILY BATHROOM: White suite comprising bath with shower attachment, w.c., hand basin in vanity unit, attractive tiling to walls and floor, downlighters, ladder radiator, double glazed window

OUTSIDE:

FRONT GARDEN: Block paved driveway with electric vehicle charging point providing off road parking for two cars, gate to:

REAR GARDEN: A pleasant enclosed rear garden enjoying a sunny southerly aspect. Patio, tap, lighting, shed, hedging, remainder laid to lawn

EPC RATING: C COUNCIL TAX BAND: E





Total area: approx. 82.3 sq. metres (885.7 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	

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	



For an appointment to view please telephone 01932 354111

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