



# Richard State

*Independent Estate Agents*

**145 Brox Road, Ottershaw, Surrey, KT16 0LG    £550,000**

Offered for sale for the first time in nearly thirty years, a much loved bright and spacious semi detached family home featuring a 50' x 30' frontage providing parking for numerous vehicles, a garage and a delightful 80' x 30' rear garden and offering great potential for extension to the side and to the rear (S.T.P.P). The living space includes a hall cloakroom, a fitted kitchen and a spacious living dining room leading to a glazed lean-to to the garden. Upstairs there are three good size bedrooms (bedroom three 10' x 7'7) served by a remodelled family bathroom. Brox Road is a popular location being close to woodland and countryside walks, favoured schools, Ottershaw village shops and the Castle Inn.

**HIGHLY RECOMMENDED FOR INTERNAL INSPECTION**



- Downstairs cloakroom
- 50' Deep x 30' frontage with a driveway for numerous vehicles
- Gas central heating
- Delightful 80' x 30' rear garden
- Great potential for side and rear extension (S.T.P.P)
- Garage and carport
- Close to village shops, schools and countryside



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

**ENTRANCE CANOPY: Double glazed front door to;**

**ENTRANCE HALL: Understairs cupboard, woodblock flooring, radiator**

**CLOAKROOM: Modern white suite comprising w.c., hand basin in vanity unit, boiler, double glazed window**

**KITCHEN: One and a half bowl sink in a range of white wall and base units with plumbing for dishwasher, cooker point, space for fridge and freezer, alcove with plumbing for washing machine, brick effect wall tiling, service hatch, double glazed window**

**LIVING/DINING ROOM: Woodblock flooring, chimney breast with slate hearth and electric fire, radiator, picture window, door to;**

**LEAN-TO: Glazed roof, windows and patio doors to garden**

**FEATURE TURNING STAIRCASE TO FIRST FLOOR LANDING: Airing cupboard, double glazed window, hatch to loft boarded loft with ladder and light**

**BEDROOM ONE: Built in mirror fronted wardrobe, double glazed window, radiator**

**BEDROOM TWO: Built in wardrobe, double glazed window, radiator**

**BEDROOM THREE: Double glazed window, radiator**

**BATHROOM: Modern white suite comprising bath with shower unit and shower screen, w.c., hand basin in vanity unit, attractive wall tiles, mirror fronted cabinet, double glazed window, radiator**

**OUTSIDE:**

**FRONT GARDEN: An impressive 50' deep x 30' frontage with a driveway for numerous vehicles, carport**

**REAR GARDEN: A delightful 80' x 30' garden with a patio, shed with light and power, water feature, borders with trees, shrubs and plants, remainder laid to lawn**

**GARAGE: Detached single garage with up and over door, double glazed window, light and power**

**N.B. The open land to the rear is going to be a housing development and construction has recently commenced**





Total area: approx. 99.5 sq. metres (1070.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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	

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>		
(39-54) <b>E</b>		
(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	



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

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