



# Richard State

*Independent Estate Agents*

## **Crockford Park Road, Addlestone £695,000**

A quite exceptional four bedroom, three bathroom and three reception room semi detached Victorian residence, thoughtfully extended, improved and beautifully presented throughout, successfully combining contemporary style with a wealth of charm and character. The living space includes a delightful living room with a superb feature fireplace, a large dining room, fitted kitchen and a bright garden aspect family room with a modern shower room located on a half landing. The first floor comprises two good size double bedrooms and a spacious single served by a family bathroom with the top floor home to an impressive master bedroom with an ensuite shower room. This fine home is complemented by a frontage providing parking for two cars with gated side access leading to a delightful 52' secluded sunny aspect rear garden with a great pizza oven creating the ideal environment for al fresco dining and entertaining. The property is conveniently situated at the end of a quiet cul-de-sac in the heart of the town centre, moments from the station and close to St Georges College.

**NO ONWARD CHAIN**



- **Master bedroom with ensuite shower room**
- **Three further bedrooms, a family bathroom and a further shower room**
- **Wealth of character including feature fireplaces, ceiling roses and picture rails**
- **Charming living room**
- **14'5 Dining room**
- **Fitted kitchen with appliances**
- **Bright garden aspect family room with bifold doors**
- **Gas central heating and double glazing**
- **52' South facing rear garden with a pizza oven**
- **Quiet and convenient cul-de-sac location with off road parking for two cars**



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The accommodation comprises (please see attached floor plan):

**SPACIOUS ENTRANCE HALL:** Quarry tiled floor, stained glass leaded light window and front door, designer radiator, downlighters, second radiator, understairs cupboard

**LIVING ROOM:** Impressive feature fireplace with gas fire, ceiling rose, picture rail, square bay with double glazed windows, further double glazed window, designer radiator

**DINING ROOM:** Wood flooring, ceiling rose, radiator, double glazed window, double glazed door to side

**KITCHEN:** One and a half bowl sink in a range of wood effect wall and base units with underlighting, five burner gas hob, oven, extractor hood, dishwasher, washing machine, tumble drier, recess for fridge freezer, cupboard housing boiler, slate tiled floor, downlighters, tiling, double glazed window

**FAMILY ROOM:** A bright garden aspect room with double glazed bifold doors to the rear garden, two Velux windows, wood flooring, downlighters, double glazed window, designer radiator

**TURNING STAIRCASE TO HALF LANDING:**

**SHOWER ROOM:** Modern white suite comprising large shower enclosure, w.c., hand basin, tiling to walls and floor, ladder radiator, downlighters, double glazed window, porthole window

**FIRST FLOOR LANDING:** Ornate moulding, downlighters, radiator

**BEDROOM TWO:** Impressive feature fireplace, ceiling rose, picture rail, double glazed window, radiator

**BEDROOM THREE:** Ceiling rose, picture rail, double glazed window, radiator

**BEDROOM FOUR:** Ceiling rose, picture rail, double glazed window, radiator

**FAMILY BATHROOM:** Modern white suite comprising bath with shower attachment, w.c., hand basin, tiling to walls and floor, double glazed window

**STAIRS TO SECOND FLOOR LANDING:** Velux window, downlighters

**BEDROOM ONE:** Attractive built in wardrobes and built in storage and display unit, downlighters, double glazed window, radiator

**ENSUITE SHOWER ROOM:** Contemporary white suite comprising large shower enclosure, w.c., hand basin, attractive tiling to walls and floor, downlighters, ladder radiator, double glazed window

**OUTSIDE**

**FRONT GARDEN:** Borders, gravel driveway for two cars, gated side access to:

**REAR GARDEN:** A delightful 52' south facing secluded garden, ideal for a fresco dining and entertaining with an excellent pizza oven. Patio, lighting, tap, shed, raised terrace, borders with trees, shrubs and plants, lawn







Total area: approx. 149.0 sq. metres (1603.5 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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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) 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



For an appointment to view please telephone 01932 354111

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