



# Richard State

*Independent Estate Agents*

**Brox Road, Ottershaw, KT16 0LJ    £625,000**

**A charming three bedroom semi detached family home perfectly situated in the sought after village of Ottershaw. This exceptionally well presented family home benefits from two separate reception rooms and a stylish kitchen with quartz work surfaces and oak flooring throughout the ground floor. In addition, there is a separate utility room and downstairs W.C. Upstairs provides three generous bedrooms, the main having a contemporary en-suite shower room, plus a separate family bathroom. This fine home, which also benefits from having off street parking for three cars and a secluded sunny aspect rear garden, is conveniently situated within a short walk of Ottershaw village, parks, schools and the Castle Public House. INTERNAL VIEWING HIGHLY RECOMMENDED**



- **Two reception rooms**
- **Driveway for three cars**
- **West facing secluded rear garden**
- **Luxurious kitchen**
- **Garden room**
- **Master bedroom with an ensuite shower room**
- **Utility room**

The accommodation comprises (please see attached floor plan);

**SPACIOUS ENTRANCE HALL:** Covered porch way, composite front door, wood flooring, radiator

**CLOAKROOM:** Victorian style Burlington suite comprising w.c., with wall mounted cistern. hand basin, wood flooring, downlighters, radiator

**DINING/FAMILY ROOM:** Wood flooring, large panel radiator, downlighters, shutter blinds

**LIVING ROOM:** Wood flooring, Victorian style radiator, downlighters, double wood doors leading to garden room

**CONSERVATORY:** Floor to ceiling double glazed windows, wood flooring, large wall panel radiator, downlighters, double glazed door to rear garden

**KITCHEN ROOM:** A most impressive kitchen comprising wall and base fitted kitchen units, quartz work surface with under counter lights, tiled splash back, butler sink, Belling range cooker with induction hob, integrated dishwasher, space for fridge freezer, wood flooring, radiator, downlighters

**UTILITY ROOM:** Wall and base fitted kitchen units, work surface, space and plumbing for washing machine and tumble drier, wood flooring, shutter blinds, radiator and water softener

**TURNING STAIRCASE TO FIRST FLOOR LANDING:** Downlighters, cupboard housing boiler and Mega Flow cylinder tank

**MASTER BEDROOM:** Built in wardrobes, double window, radiator and shutter blinds

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

**BEDROOM TWO:** Built in wardrobe, wall panel radiator, double glazed window, shutter blinds

**BEDROOM THREE:** Double glazed window, wall panel radiator, shutter blinds

**FAMILY BATHROOM:** Contemporary white suite comprising bath with thermostat controlled shower and shower screen, w.c., hand basin in vanity unit, ladder radiator, tiled walls, tiled flooring, double glazed, shutter blinds, downlighters, extractor fan

**OUTSIDE:**

**FRONT:** Blocked paved driveway providing parking for three cars

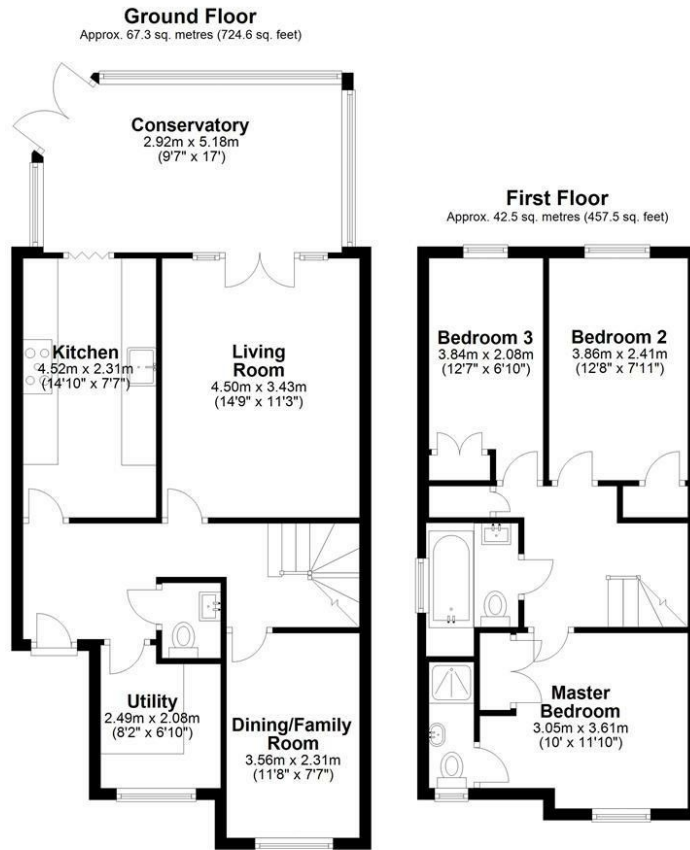
**REAR GARDEN:** West facing garden, raised patio sun terrace, remainder laid to lawn with established shrubs, borders, shed, outside lights, outside power points, tap, pathway leading to the front

**EPC RATING: D**

**COUNCIL TAX RATING: E**







Total area: approx. 109.8 sq. metres (1182.0 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73
(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	
(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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