



Richard State

Independent Estate Agents

Fieldhurst Close, Addlestone, KT15 1NN £600,000

An exemplary double fronted detached bungalow, extensively improved and beautifully presented throughout and occupying a delightful secluded sunny aspect plot. A special highlight is the superb brand new triple aspect contemporary fitted kitchen dining room with a central island, quartz worktops, integrated appliances and bifold doors opening on to a private patio, perfect for al fresco dining. The accommodation also includes a charming living room with a fireplace, a remodelled shower room, an impressive principal bedroom with fitted wardrobes, a further double bedroom and a useful single bedroom/study which could easily become a second bathroom. This fine home is complemented by secluded wrap around gardens with lawns, a patio, attractive borders and wrought iron double gates leading to a private driveway for two cars. Fieldhurst Close is a much sought after cul-de-sac being within easy reach of schools, parks, a local co-op and Addlestone town centre with its new cinema complex and wide range of shops including a Waitrose.

IMMEDIATE VACANT POSSESSION - NO ONWARD CHAIN



- **Immaculate and tastefully presented**
- **Superb fitted kitchen dining room with quartz worktops, island and integrated appliances**
- **18' x 12'10 Living room**
- **Study/bedroom three**
- **Spacious principal bedroom with fitted wardrobes**
- **Remodelled shower room**
- **Secluded sunny aspect gardens**
- **Own driveway for two cars**
- **Attractive engineered laminate flooring throughout**
- **Easy reach of town centre**

The accommodation comprises (please see attached floor plan):

ENTRANCE HALL: Composite front door, two double glazed windows with shutter blinds, radiator

LIVING ROOM: Chimney breast with decorative fireplace, double glazed window with shutter blinds, radiator

TRIPLE ASPECT KITCHEN/DINING ROOM: One and a half bowl ceramic sink in a comprehensive range of brand new pale grey wall and base units with soft close drawers and doors, quartz worktops, integrated oven, hob, extractor hood, fridge freezer, washing machine and dishwasher, matching central island with quartz worktop/breakfast bar, downlighters, two radiators, two double glazed windows with shutter blinds, further double glazed window, bifold doors opening to a patio, hatch to large loft space with ladder, light and power, boiler and hot water tank

STUDY/BEDROOM THREE: Double glazed window, radiator

DOUBLE ASPECT BEDROOM ONE: A spacious double aspect room with a range of fitted wardrobes, two double glazed windows with shutter blinds, radiator

BEDROOM TWO: Double glazed window, radiator

BATHROOM: Remodelled as a shower room with a modern white suite comprising a large shower enclosure, w.c., hand basin in vanity unit, attractive tiling to walls and floor, mirror fronted cabinet, downlighters, ladder radiator, double glazed window

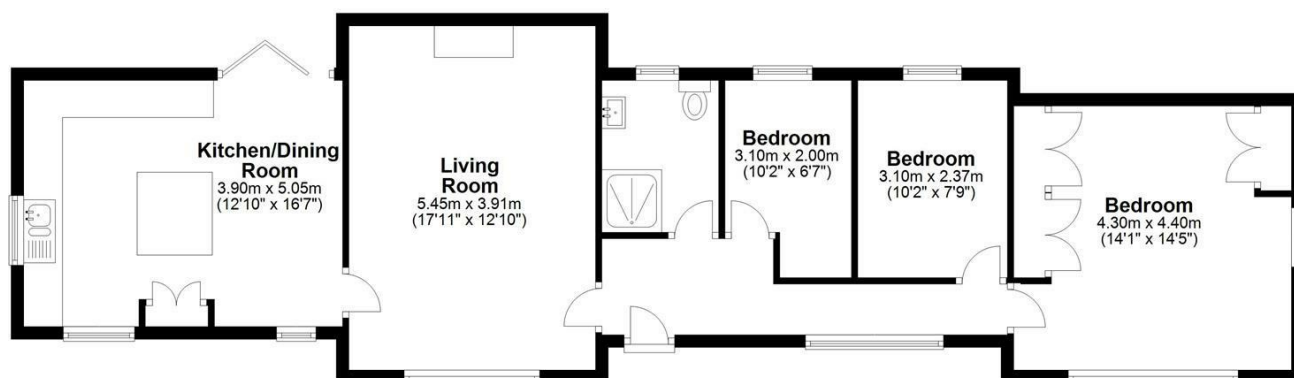
OUTSIDE:

FRONT GARDENS: Attractive borders stocked with shrubs and plants, lighting, lawn, wrought iron gates to private driveway for two cars, gate to:

SIDE/REAR GARDEN: Attractive secluded gardens enjoying a sunny south westerly aspect. Patio, stone border, lighting, shed, borders with shrubs, hedging, remainder laid to lawn



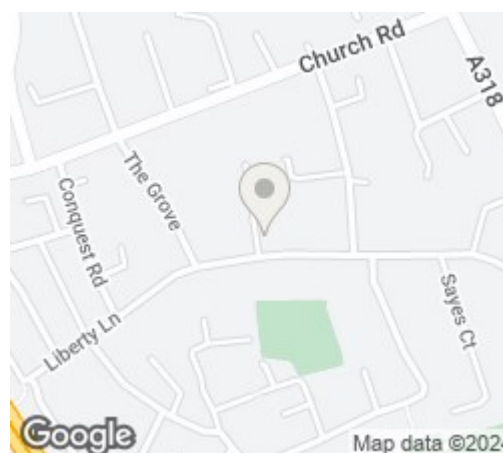
Ground Floor
Approx. 86.9 sq. metres (935.6 sq. feet)



Total area: approx. 86.9 sq. metres (935.6 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		71	83
	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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