



Richard State

Independent Estate Agents

Crofton Close, Ottershaw, KT16 0LR £595,000

This beautifully presented and spacious four bedroom semi detached family home is situated in a quiet cul-de-sac within the charming village of Ottershaw with local shops, amenities and favoured primary schools nearby. Having been redecorated throughout this move in home benefits from an open plan kitchen/family room, living room and downstairs cloakroom whilst upstairs there are four double bedrooms and a modern bathroom. Outside is a large block paved driveway providing parking for four cars, integral garage and a sunny south easterly aspect garden extending to approx. 65'.
NO ONWARD CHAIN



- Four double bedrooms
- Garage with electric up and over door
- Parking for four cars
- Downstairs cloakroom
- Sought after location close to village shops and favoured schools
- Quiet cul-de-sac
- Potential for garage conversion S.T.P.P

The accommodation comprises (please see attached floor plan);

ENTRANCE HALL: Radiator, double glazed window, double glazed door

CLOAKROOM: W.C., wall mounted hand basin, double glazed window, tiled splashback

LIVING ROOM: Wood laminate flooring, double glazed window, radiator, understairs cupboard, archway leading to;

OPEN PLAN KITCHEN/FAMILYROOM: Wood laminate herringbone flooring, radiator, downlights, bifold doors to rear garden, contemporary wall and base units, marble effect counter, one and a half bowl sink with integrated appliances including low level oven, four ring gas hob, fridge freezer and dishwasher. Space, power and plumbing for a washing machine.

STAIRS TO FIRST FLOOR LANDING: Cupboard housing water tank, loft hatch

MASTER BEDROOM: Double glazed window, radiator

BEDROOM TWO: Double glazed window, radiator

BEDROOM THREE: Built in wardrobe, double glazed window, radiator

BEDROOM FOUR: Double glazed window, radiator

BATHROOM: Contemporary bathroom including bath with shower, w.c., hand basin in vanity unit, double glazed window, tiled vanity mirror, downlights, ladder radiator

OUTSIDE:

FRONT GARDEN: Blocked paved driveway providing parking for four cars

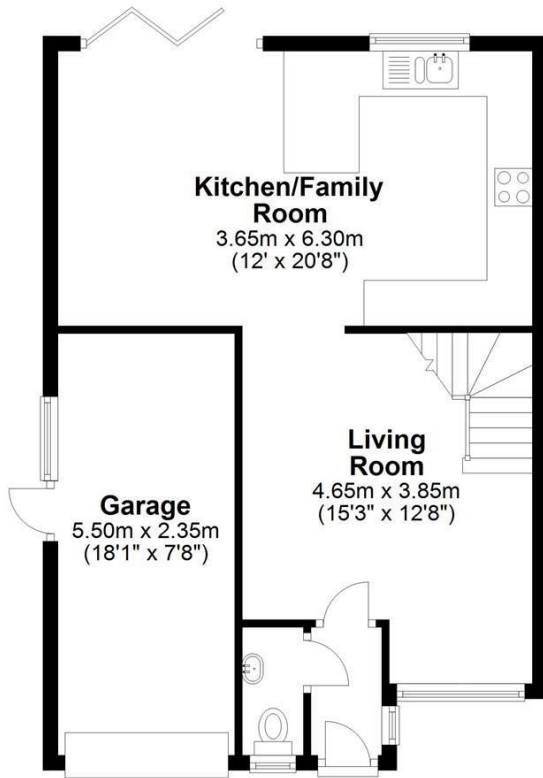
REAR GARDEN: Indian sandstone patio, shrubs, borders with plants, remainder laid to lawn extending to 65'. Custom made storage for bicycles and garden equipment

GARAGE: Electric up and over door, custom made work bench, power points, light, window and door



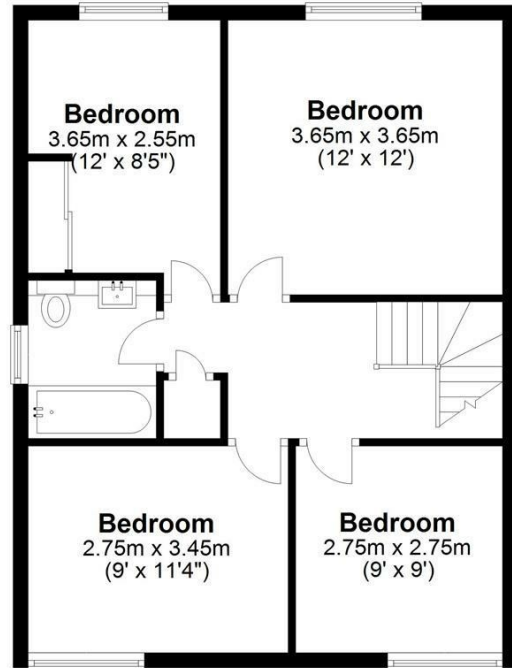
Ground Floor

Approx. 56.8 sq. metres (611.1 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



Total area: approx. 109.7 sq. metres (1180.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
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

Richard State Independent Estate Agents hereby give notice that:

- (a) The particulars are produced in good faith as a general guide only and do not constitute any part of a contract
- (b) No person in the employment of Richard State Independent Estate Agents has any authority to give any representation or warranty whatever in relation to this property
- (c) No appliances have been tested