



# Richard State

*Independent Estate Agents*

## **Rosebery Villas, Crockford Park Road, Addlestone, KT15 2LP** **Guide price £500,000**

**A charming three bedroom, two reception room halls adjoining semi-detached Victorian Villa, thoughtfully 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, a newly fitted kitchen and downstairs WC. The first floor comprises three good size bedrooms served by a contemporary family bathroom. This fine home is complemented by a secluded rear garden with a 14'8 x 16'1 studio/office with electric radiators and WIFI and has planning permission for a single storey rear and side extension RU.22/0156. 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**



- **Newly fitted kitchen**
- **14'8 x 16'1 studio/office outbuilding with heating and WIFI**
- **Charming living room with bay window and fireplace**
- **14'8 Dining room**
- **Gas central heating and double glazing**
- **Planning consent for rear and side extension RU.22/0156**
- **Quiet and convenient cul-de-sac location**
- **Close to town centre**



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

**PORCHWAY:** Covered porchway, wooden partly double glazed door leading to:

**ENTRANCE HALL:** Wood flooring, Victorian style radiator, Hive thermostat control, understairs shelving

**LIVING ROOM:** Impressive feature fireplace, square bay with double glazed windows, wood flooring, Victorian style radiator, shutter blinds

**CLOAKROOM:** W.C, hand basin, downlights, heated towel rail, double glazed window, boiler, tile flooring

**DINING ROOM:** Wood flooring, Victorian style radiator, large serving hatch, double glazed wooden doors to rear garden

**KITCHEN:** Newly fitted kitchen comprising wall and base kitchen units, work surface with tiled splash back and inset sink. Integrated appliances include low level oven, four ring gas hob with extractor above and space and plumbing for washing machine and fridge freezer. Tall radiator, tiled flooring, double glazed wooden doors to rear garden

**TURNING STAIRCASE TO HALF LANDING:** Double glazed window. Large landing, loft hatch, radiator

**BEDROOM ONE:** Double glazed window, radiator, shutter blinds, partition wall providing walk in wardrobes with lights

**BEDROOM TWO:** Double glazed window, radiator, feature wrought iron fire place, recessed shelving

**FAMILY BATHROOM:** Contemporary bathroom suite comprising bath with shower and glazed shower screen, w.c., basin into vanity unit, heated towel ladder, double glazed window, shaving point, lit vanity mirror, tiled throughout

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

## **OUTSIDE**

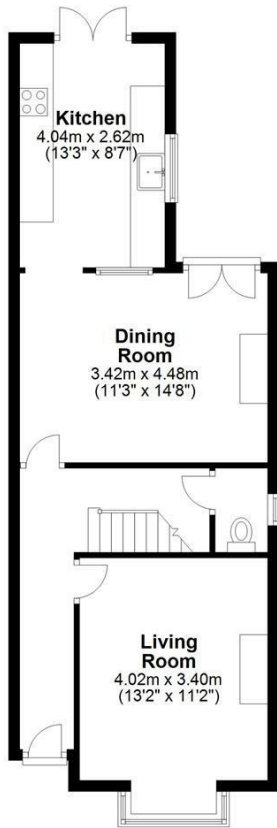
**FRONT GARDEN:** Blocked paved pathway leading to front door

**REAR GARDEN:** A delightful secluded garden, ideal for relaxing and entertaining. Raised decked sun terrace, shingle patio area, remainder laid to lawn, tap outside light and power, pathway to front

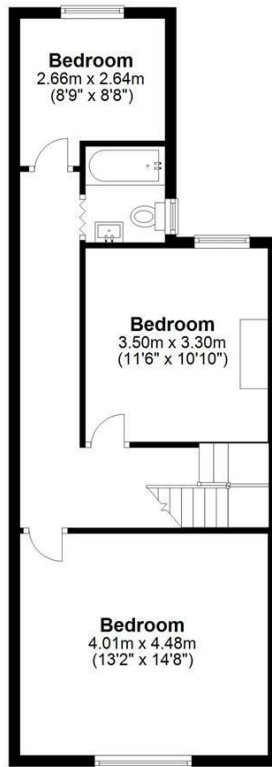
**GARDEN OUTBUILDING:** Superb outbuilding measuring 14'8 x 16'1. Double glazed patio doors, wood laminate floor, two electric radiators, downlights, WIFI



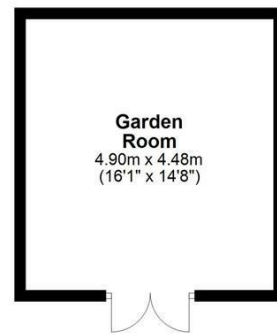
**Ground Floor**  
Approx. 51.7 sq. metres (556.5 sq. feet)



**First Floor**  
Approx. 51.9 sq. metres (558.6 sq. feet)



**Garden Room**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
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	87
(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	
67	
England & Wales	EU Directive 2002/91/EC



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

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