



Richard State

Independent Estate Agents

Palmer Crescent, Ottershaw, KT16 0HE Guide price £600,000

This beautifully presented and cleverly extended four/five bedroom semi detached family home is situated in a quiet cul-de-sac location within the charming village of Ottershaw with local shops, amenities and favoured primary schools nearby. This move in family home benefits from an open plan kitchen/dining room, living room, a further family room that could double be as a fifth bedroom having the benefit of an en-suite shower room and a garden room. Upstairs there are four double bedrooms served by a modern bathroom. Outside is a large block paved driveway providing parking for several cars and a private aspect rear garden.

VIEWING AT YOUR EARLIEST CONVENIENCE IS STRONGLY RECOMMENDED



- **Four double bedrooms**
- **Family room/fifth bedroom with shower room**
- **Parking for several cars**
- **Quiet cul-de-sac**
- **Sought after location close to village shops and favoured schools**



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The accommodation comprises (please see attached floor plan);

ENTRANCE PORCH: Composite front door, double glazed window, door to:

ENTRANCE HALL: Cupboard, downlights

LIVING ROOM: Double glazed window, radiator, understairs cupboard

OPEN PLAN KITCHEN/DINING ROOM: Wall and base attractive units, wood work surface and breakfast bar, dishwasher integrated washing machine, oven and microwave, hob and extractor hood, sink, tiled splashback, cupboard, designer radiator, downlights, dual aspect double glazed windows, sliding patio door into:

GARDEN ROOM: Double aspect double glazed windows, double glazed patio doors to patio and rear garden

FAMILY ROOM/BEDROOM FIVE: Double glazed window, radiator, wood laminate flooring, cupboard,

SHOWER ROOM: W.C., corner shower cubicle, corner sink, heated towel rail, tiled flooring, double glazed window

STAIRS TO FIRST FLOOR LANDING: Loft hatch

MASTER BEDROOM: Built in wardrobes, double glazed window, radiator

BEDROOM TWO: Two double glazed windows, two cupboards, radiator

BEDROOM THREE: Built in wardrobe, double glazed window, radiator, hatch to boarded loft

BEDROOM FOUR: Radiator, double glazed window, radiator

FAMILY BATHROOM: Contemporary white suite comprising bath with shower, w.c., hand basin in vanity unit, double glazed window, tiled throughout, downlights, ladder radiator, cupboard

OUTSIDE:

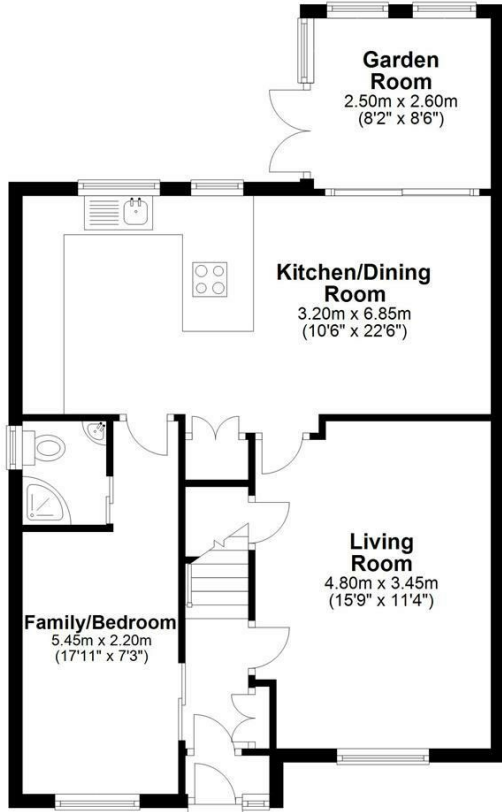
FRONT GARDEN: Block paved driveway providing parking for several cars

REAR GARDEN: Patio, remainder laid to lawn, plant and shrub borders, tap, gate to side



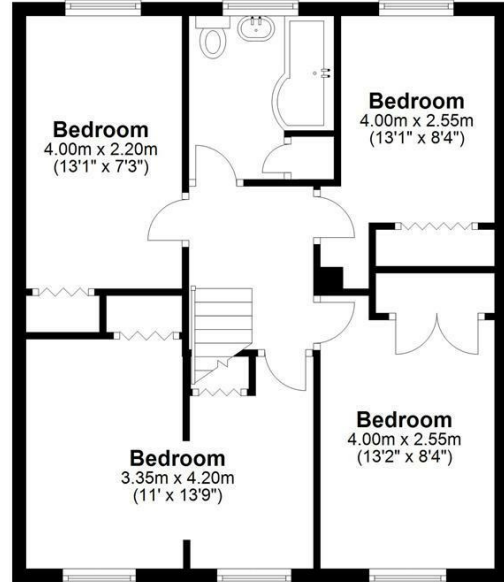
Ground Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.4 sq. feet)



Total area: approx. 119.5 sq. metres (1286.0 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	EU Directive 2002/91/EC	76	86

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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