



# Richard State

*Independent Estate Agents*

**Milton Road, Row Town, Addlestone, KT15 1JB    £550,000**

**Seeing is believing! A truly stunning bespoke four bedroom contemporary home painstakingly created by the current owners over a period of the last five years with the emphasis on utilising every inch of space available to its natural best. Features include an outbuilding used as a home cinema and bar, extended kitchen dining/ family area, living room with integrated speaker system, downstairs bedroom with shower room, downstairs w.c, three further double bedrooms and a contemporary family bathroom. Milton Road is ideally situated close to schools, parks and amenities and is also within easy reach of Addlestone town centre with its cinema complex, station and variety of shops.**

**SIMPLY MUST BE VIEWED TO BE APPRECIATED**



- **Completely refurbished over the last five years**
- **Fully insulated garden room used as home cinema and bar**
- **20'6 x 17'1 kitchen/dining/family room**
- **Ultima contemporary fitted kitchen**
- **Downstairs bedroom and shower room**
- **Off street parking**
- **Gas central heating**
- **Close to popular schools**

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

**ENTRANCE:** Composite door into integral porch way, double glazed window

**DOWNSTAIRS CLOAKROOM:** W.C, basin into vanity unit, tiled flooring, radiator ladder, downlights

**LIVING ROOM:** Double glazed window, fitted blinds, two column radiators, wall lights, downlights, ceiling speakers, cupboard housing consumer unit

**KITCHEN/DINING/FAMILY ROOM:**

**KITCHEN AREA:** Large central island with quartz worktops, integrated double oven, microwave, dishwasher, 70/30 fridge freezer, four ring induction hob, extractor, engineered oak flooring, downlights, column radiator

**LIVING/FAMILY AREA:** Lantern sky light, downlights, engineered oak flooring, double glazed window, double glazed bi-fold doors

**UTILITY/STORAGE AREA:** Space power and plumbing for washing machine and dryer, up and over garage door, tap

**SHOWER ROOM:** Contemporary suite comprising, shower and basin set into vanity unit, tiled throughout, ladder radiator, downlights

**BEDROOM FOUR:** Double glazed window, double glazed patio door leading to rear garden, column radiator, downlights, shelves, built in wardrobe housing boiler

**STAIRS RISING TO FIRST FLOOR LANDING;** Double glazed window, loft access with ladder and light

**BEDROOM ONE:** Fitted wardrobes, double glazed window, fitted blinds, column radiator

**BEDROOM TWO:** Fitted wardrobes, double glazed window, fitted blinds, column radiator,

**BEDROOM THREE:** Double glazed window, fitted blinds, downlights, column radiator

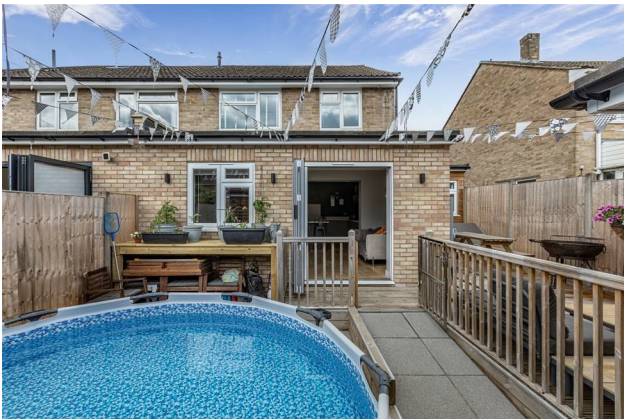
**FAMILY BATHROOM:** Contemporary suite comprising, bath with thermostat control shower, w.c , hand basin, tiled throughout, double glazed window, shaver point, downlights, ladder radiator, extractor fan, wall to ceiling vanity mirror

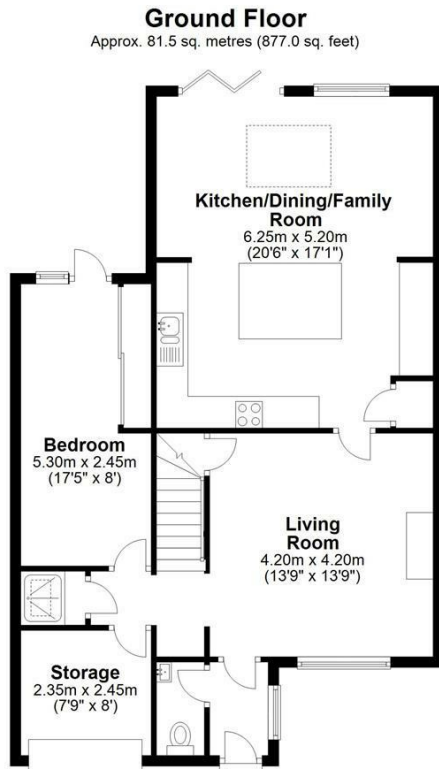
**OUTSIDE:**

**FRONT GARDEN:** Laid to lawn with driveway for off street parking, outside lights

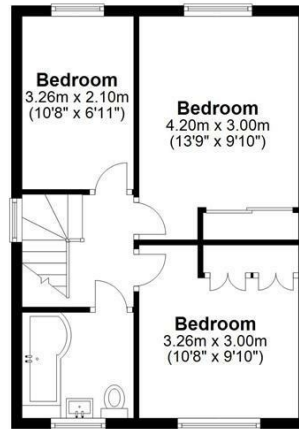
**REAR GARDEN:** Created in 2020, this low maintenance garden benefits from paved and decked patio areas with planters, tap, power, outside lights

**GARDEN ROOM:** A fantastic outbuilding currently being used as a home cinema and bar. Fully insulated, USB power points, WIFI, space for fridge, double glazed window. Separate door leading to storage area with power and light

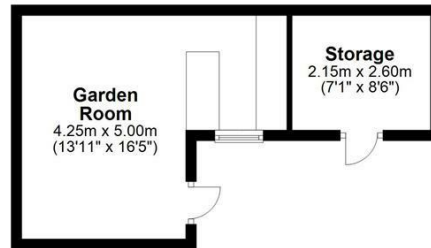




**First Floor**  
Approx. 39.3 sq. metres (422.8 sq. feet)



**Garden Room**  
Approx. 22.5 sq. metres (242.2 sq. feet)



Total area: approx. 143.3 sq. metres (1542.0 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	71	83

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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