



# Richard State

*Independent Estate Agents*

## **Canford Drive, Addlestone, KT15 2HH    £585,000**

**Offered for sale for the first time since the property was built is this well loved four bedroom extended family home offering further potential to extend subject to planning permission and enjoying a quiet, sought after and ultra convenient location being close to both Chertsey and Addlestone town centres. In need of some modernisation this property benefits from a large living room, extended dining room and kitchen, downstairs W.C, four double bedrooms served by a family bathroom. Outside is a large 83' block paved driveway providing ample off street parking for several cars leading to a garage and a sunny aspect garden extending to 100'.**



- **Four double bedrooms**
- **Garage**
- **83' Driveway providing ample off street parking**
- **100' Sunny aspect garden**
- **Conveniently located between both Addlestone and Chertsey town centres**
- **Close to favoured schools**
- **Potential for further extension (S.T.P.P)**

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

**ENTRANCE HALL:** Covered porch with composite door leading to entrance hallway, radiator, under stairs cupboard housing fuse box and gas metre

**CLOAKROOM:** W.C., hand basin, double glazed window, partly tiled, tiled flooring, cupboard

**LIVING ROOM:** Double glazed window, fire place, radiator, archway into dining room

**EXTENDED DINING ROOM:** Double glazed patio doors, radiators, thermostat

**OPEN PLAN KITCHEN/FAMILY ROOM:** Wall and base fitted kitchen units, work surface, one and a half bowl sink, tiled walls, integrated double oven, space power and plumbing for washing machine and dishwasher, cupboard, double glazed door leading to rear garden

**STAIRS TO FIRST FLOOR LANDING:** Double glazed window, airing cupboard, loft hatch

**BEDROOM ONE** Double glazed window, radiator, built in wardrobes

**BEDROOM TWO:** Double glazed window, radiator, built in wardrobes

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

**BEDROOM FOUR:** Double glazed window, radiator, built in wardrobes, cupboard

**BATHROOM:** Double shower with glazed shower guard, w.c. wash basin into vanity unit, heated towel ladder, double glazed window, laminate flooring

**OUTSIDE:**

**FRONT GARDEN:** 83' Blocked paved driveway providing parking for several cars leading to garage, patio, lights, tap, two timber sheds, greenhouse and summerhouse

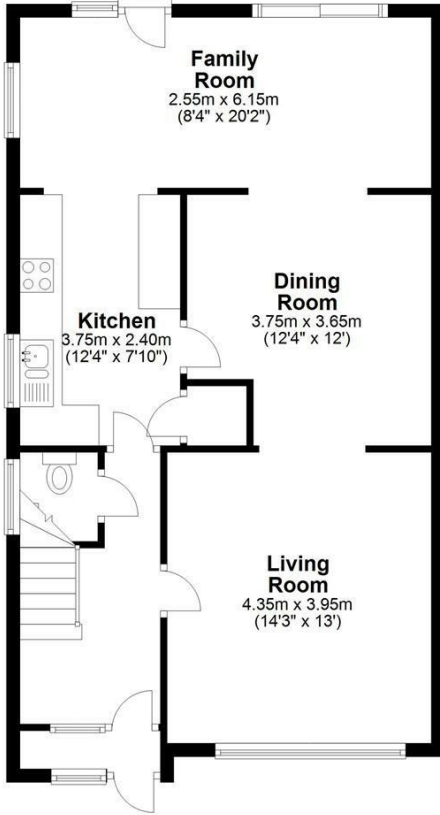
**REAR GARDEN:** 100' Garden mainly laid to lawn with established plant and shrub borders, patio, lights, tap, two timber sheds, greenhouse and summerhouse

**GARAGE:** Single garage with up and over door



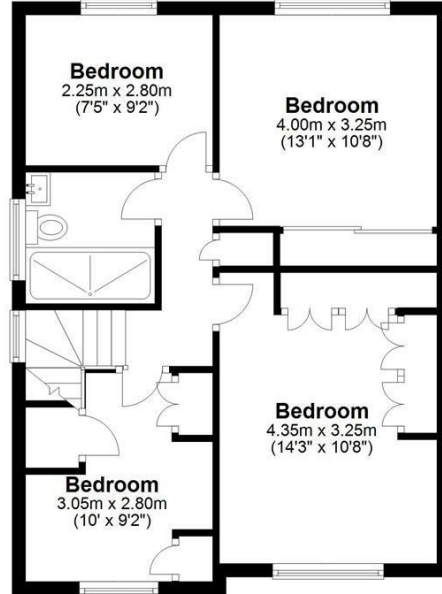
**Ground Floor**

Approx. 67.5 sq. metres (726.9 sq. feet)



**First Floor**

Approx. 51.1 sq. metres (549.6 sq. feet)



Total area: approx. 118.6 sq. metres (1276.5 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	70	82

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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