



Richard State

Independent Estate Agents

2A Burleigh Road, Addlestone, Surrey, KT15 1PL
£625,000

Offered for sale for the first time since construction around twenty years ago, a most attractive bespoke four bedroom two bathroom detached family home enjoying a quiet, sought after and ultra convenient location close to a park, schools and just a few minutes walk from Waitrose! The living space includes an impressive entrance hall, a cloakroom, a spacious 20' x 14'11 garden aspect living room and a 17'5 fitted kitchen dining room. Upstairs a master bedroom has fitted wardrobes and an ensuite shower room with the three further bedrooms served by a family bathroom. The property is complemented by an attached garage, a driveway for two cars and a pleasant 53' x 34 rear garden.
NO ONWARD CHAIN



- Double glazed sash windows and gas central heating
- Impressive hallway with a cloakroom
- 20' x 14'11 Garden aspect living room
- 17'5 Fitted kitchen dining room
- Master bedroom with an ensuite shower room
- Attached garage with driveway for two cars
- 53' x 34' Rear garden
- Ideal location close to the town centre, station, schools and parks
- No onward chain



Tel: 01932 354 111

email: enquiries@richardstate.com www.richardstate.com
28 The Broadway New Haw Addlestone Surrey KT15 3HA



The accommodation comprises (Please see attached floor plan)

ENTRANCE CANOPY: Courtesy light, stained glass front door to;

SPACIOUS ENTRANCE HALL: Downlighters, understairs cupboard, radiator

CLOAKROOM: Modern white suite comprising w.c., hand basin in vanity unit, tiling to walls and floor, radiator, downlighters, double glazed window

LIVING ROOM: Double aspect with double glazed windows and double doors to rear garden, feature fireplace with granite hearth and gas fire, downlighters, three radiators

KITCHEN/DINING ROOM: One and a half bowl sink in a range of wall and base units with range cooker, extractor hood, integrated fridge freezer and washing machine, cupboard housing boiler, angular bay with double glazed windows, side aspect double glazed window and door, tiling to walls and floor, downlighters, two radiators

STAIRS TO FIRST FLOOR LANDING: Storage cupboard, double glazed window, large airing cupboard with Megaflow hot water system, hatch to loft

MASTER BEDROOM: Fitted wardrobes, double glazed window, radiator

ENSUITE SHOWER ROOM: Modern white suite comprising shower enclosure, w.c., hand basin, tiling to walls and floor, downlighters, ladder radiator

BEDROOM TWO: Fitted wardrobes, double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator

BEDROOM FOUR: Double glazed window, radiator

FAMILY BATHROOM: White suite comprising bath with shower attachment and shower screen, w.c., hand basin, tiling to walls and floor, downlighters, double glazed window, radiator

OUTSIDE:

FRONT GARDEN: Gravel and block paved driveway for two cars, gated side access to;

REAR GARDEN: 53' x 34'. Borders with shrubs, trees and plants, patio, greenhouse, remainder laid to lawn

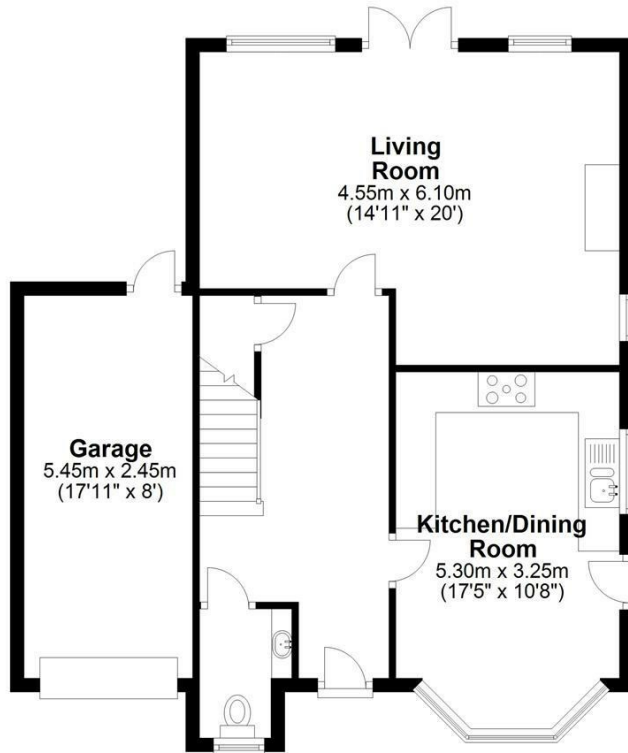
GARAGE: Single garage attached at side with up and over door, light and power, tap, eaves storage, personal rear door to garden

EPC RATING: D



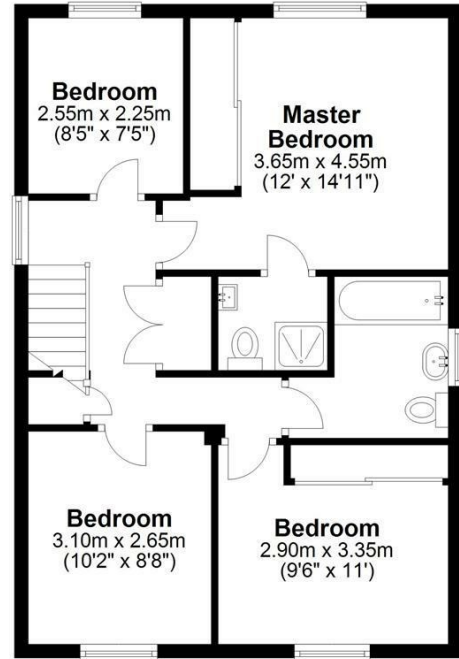
Ground Floor

Approx. 70.8 sq. metres (762.2 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.4 sq. feet)



Total area: approx. 127.8 sq. metres (1375.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(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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