



Richard State

Independent Estate Agents

Liberty Lane, Addlestone, KT15 1NL £500,000

**A charming and highly individual two double bedroom, two bath/shower room detached chalet bungalow occupying a bold sunny aspect corner plot with a garage with own driveway at the end of the attractive garden. The property has been extensively improved and features solar panels, a 17'3 x 12'2 fitted kitchen dining room with integrated appliances, a living room with a log burner, a study, a modern conservatory, a remodelled ground floor shower room and a modern upstairs bathroom. Liberty Lane is a popular location being within easy reach of parks and Addlestone station and town centre which now benefits from a Waitrose supermarket, a cinema complex and a hotel.
HIGHLY RECOMMENDED FOR INTERNAL INSPECTION**



- **Upstairs double bedroom with ensuite bathroom**
- **Ground floor double bedroom and shower room**
- **Solar panels**
- **Garage with own driveway**
- **17'3 x 12'2 Fitted kitchen dining room with integrated appliances**
- **Gas central heating and double glazing**

The accommodation comprises (Please see attached floor plan)

ENCLOSED ENTRANCE PORCH: Double glazed front door to:

ENTRANCE HALL: Radiator

SHOWER ROOM: Modern white suite comprising shower enclosure with a multijet shower unit, W.C., hand basin in vanity unit, illuminated wall cabinet. Storage unit, downlighters, tiling, ladder radiator, double glazed window

LIVING ROOM: Fireplace with log burner, radiator, glazed sliding doors to;

CONSERVATORY: Light and power, electric heater, double glazed windows, double glazed double doors to garden

STUDY: Understairs cupboard, square bay with double glazed windows, radiator

KITCHEN DINING ROOM: One and a half bowl ceramic sink in a comprehensive modern range of white wall and base units with central island, integrated 5 burner gas hob, extractor hood, double oven, dishwasher, washing machine, large fridge freezer, boiler, two radiators, square bay with double glazed windows, garden aspect double glazed window and door

BEDROOM: Custom made fitted wardrobes, chest of drawers, square bay with double glazed windows, radiator

STAIRS TO FIRST FLOOR LANDING: Double glazed window, two Velux windows

BEDROOM: Eves storage cupboards, electric radiator, downlighters, two Velux windows, double glazed window

ENSUITE BATHROOM: Modern white suite comprising bath with shower attachment, w.c., hand basin in vanity unit, tiling, illuminated wall cabinet, downlighters, double glazed window, ladder radiator.

OUTSIDE:

FRONT GARDEN: Plants, shrubs and trees, remainder paved, covered side access to one side, wide gated side access to the other leading to;

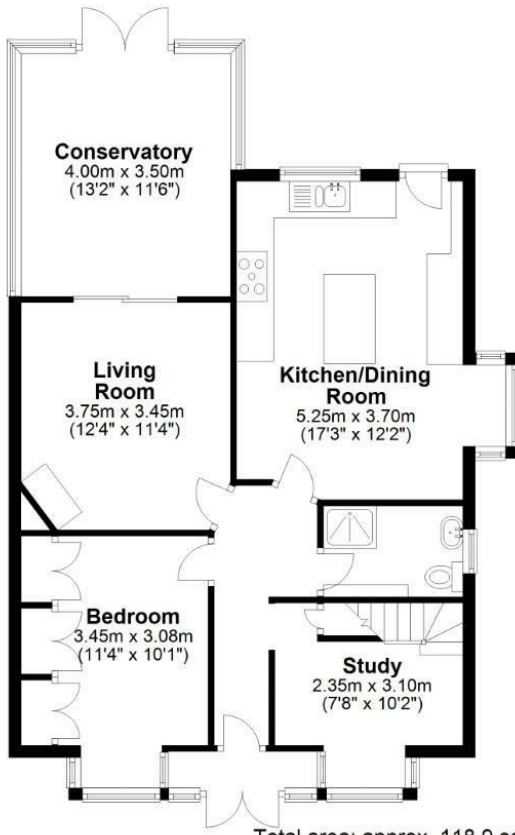
REAR GARDEN: An attractive sunny aspect garden with raised decking, tap, sun awning, side gate, borders with plants, trees and shrubs, remainder laid to lawn.

GARAGE: Approached via own driveway providing off road parking. Up and over door, light and power, roof storage space, personal door to garden



Ground Floor

Approx. 79.9 sq. metres (859.9 sq. feet)



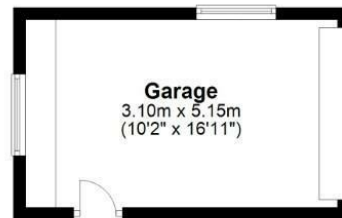
First Floor

Approx. 23.0 sq. metres (248.0 sq. feet)



Garage

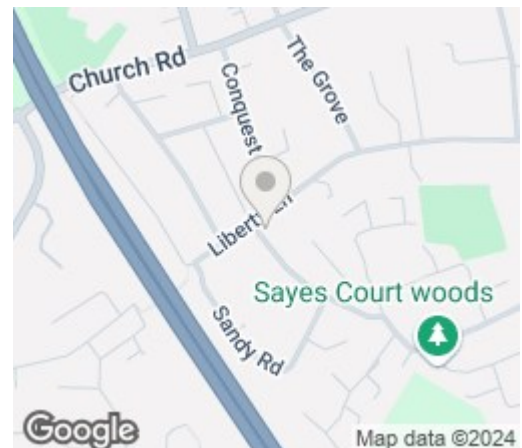
Approx. 15.9 sq. metres (171.6 sq. feet)



Total area: approx. 118.9 sq. metres (1279.5 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		74	85
	EU Directive 2002/91/EC		

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		



EPC Rating: C

For an appointment to view please telephone 01932 354111

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