



Richard State

Independent Estate Agents

Lime Grove, Addlestone, KT15 1QY £550,000

A most attractive and highly desirable three double bedroom double fronted Victorian cottage style character home, extensively improved and beautifully presented and offering great potential for extension (S.T.P.P). The living space includes a bright and spacious 22'4 double aspect living room, a separate dining room and a luxurious Sheraton fitted kitchen breakfast room with granite worktops. Upstairs, three generous double bedrooms are served by a spacious, newly fitted indulgent family bathroom. This fine home is complemented by a delightful 93' rear garden, a frontage with vehicle hardstanding and a shared driveway leading to a 21'4 garage. Lime Grove is a quiet and popular location being close to schools and parks, Addlestone station and the regenerated town centre.

VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED



- Impressive light oak Herringbone wood flooring
- Newly fitted Sheraton kitchen breakfast room with granite worktops
- Three spacious double bedrooms
- Generous newly fitted family bathroom
- Off road parking and a 21'4 garage
- Bright 22'4 double aspect living room
- Dining room
- Delightful 93' garden
- Extension potential (S.T.P.P)



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The accommodation comprises (please see attached floor plan);

ENTRANCE VESTIBULE: Double glazed composite front door, new light oak Herringbone wood flooring, two double glazed windows, radiator

LIVING ROOM: A bright double aspect through room with new Herringbone wood flooring, chimney breast with feature cast iron decorative fireplace, three radiators, double glazed windows, double glazed double doors to rear garden

DINING ROOM: Herringbone wood flooring, double glazed window, radiator

KITCHEN: Ceramic butler sink in a range of newly fitted wall and base units with soft close doors and drawers, granite worktops, integrated double oven, hob, extractor hood, wine fridge and dishwasher, space for fridge freezer, plumbing for washing machine, deep understairs cupboard, cupboard housing boiler, covered radiator, double glazed window, double glazed door to garden, attractive newly tiled floor

STAIRS TO FIRST FLOOR LANDING: Hatch to loft with ladder and light

BEDROOM ONE: Wood effect flooring, two double glazed windows, radiator

BEDROOM TWO: Useful recess, two double glazed windows, radiator

BEDROOM THREE: Wood effect flooring, double glazed window, radiator

FAMILY BATHROOM: Newly fitted white suite comprising bath with shower attachment and separate monsoon shower head, shower screen, w.c., hand basin in floating vanity unit, ladder radiator, double glazed window

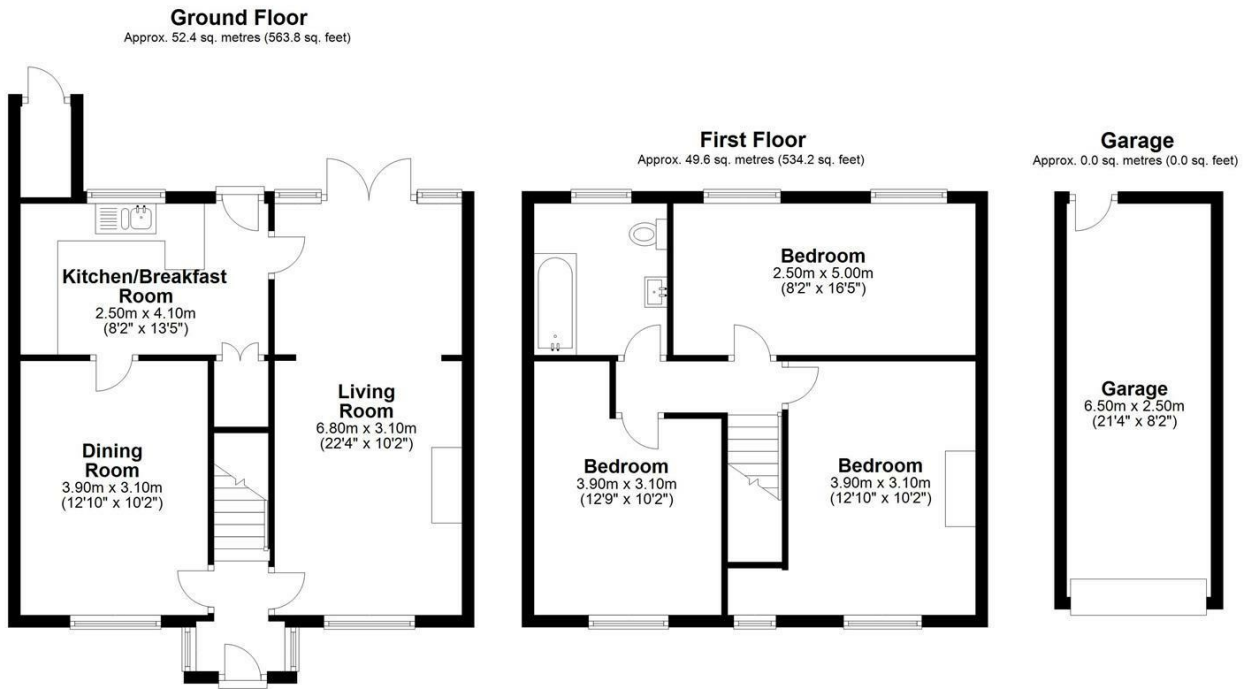
OUTSIDE

FRONT GARDEN: Vehicle hardstanding, courtesy light, lawn, hedging, shared drive to garage, side gate to;

REAR GARDEN: A delightful 93' garden with patio, utility cupboard, stone border, further patio, rockery, borders with trees, hedging, shrubs and plants, remainder laid to lawn

GARAGE: A good size single garage with up and over door and personal door to rear garden





Total area: approx. 102.0 sq. metres (1098.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(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			85
(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	



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