



# Richard State

*Independent Estate Agents*

**Palmer Crescent, Ottershaw, KT16 0HE    £335,000**

**A good size two double bedroom freehold house featuring a garage, an allocated parking space and a 30' sunny westerly aspect rear garden with gated pedestrian access. Palmer Crescent forms part of a quiet and popular development in the heart of Ottershaw village, moments from the shops, restaurants, schools and a park with woodland walks also nearby. The property has replacement double glazing and gas warm air central heating but would benefit from a degree of updating and redecoration**  
**NO ONWARD CHAIN**



- **Two double bedrooms**
- **Garage and an allocated parking space**
- **Private 30' west facing rear garden with gated pedestrian access**
- **Replacement double glazed windows and doors**
- **Quiet and popular development in the heart of Ottershaw village**
- **Freehold and no service charges**
- **Would benefit from some updating and redecoration**
- **No onward chain**



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

**ENTRANCE CANOPY:** Storage cupboard, courtesy light, composite front door

**LIVING ROOM:** Coats cupboard, double glazed window, opening to:

**DINING ROOM:** Double glazed door to rear garden, open plan to:

**KITCHEN:** One and a half bowl sink, wood effect wall and base units, cooker point, plumbing for washing machine, space for fridge freezer, boiler for warm air central heating, double glazed window

**STAIRS TO FIRST FLOOR LANDING:** Hatch to loft with ladder

**BEDROOM ONE:** Fitted mirror fronted wardrobes, storage cupboard, double glazed window

**BEDROOM TWO:** Built in wardrobe, double glazed window

**BATHROOM:** White suite comprising bath with shower attachment and shower screen, w.c., hand basin in vanity unit, airing cupboard, tiled walls

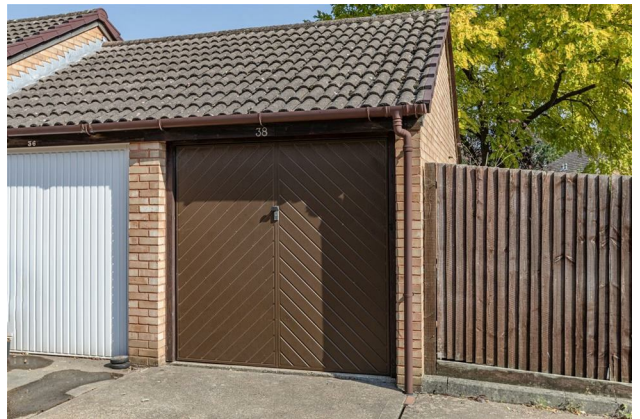
**OUTSIDE:**

**FRONT GARDEN:** Small paved front garden

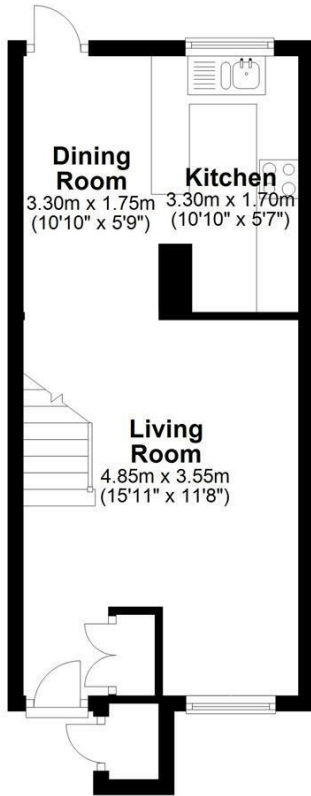
**REAR GARDEN:** Approximately 30' and enjoying a sunny westerly aspect. Patio, tap, borders with trees and shrubs, pedestrian rear gate, remainder laid to lawn

**GARAGE:** A good size single garage with up and over door

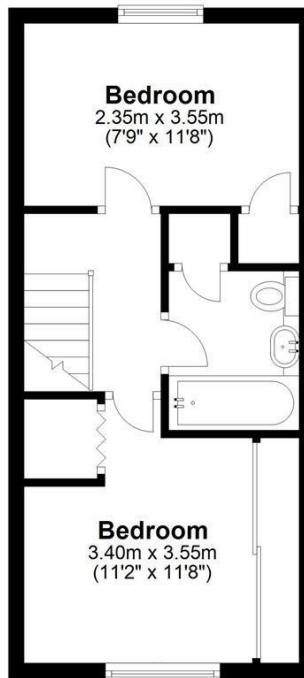
**PARKING:** One allocated parking space situated in front of the garage



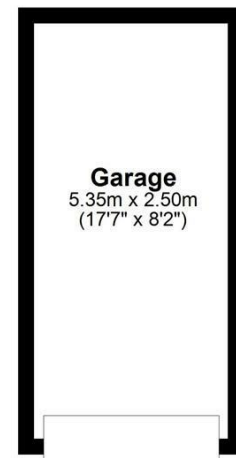
**Ground Floor**  
Approx. 29.9 sq. metres (321.9 sq. feet)



**First Floor**  
Approx. 29.2 sq. metres (314.4 sq. feet)



**Garage**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 59.1 sq. metres (636.3 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	EU Directive 2002/91/EC

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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- (c) No appliances have been tested**