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Malus Drive
Addlestone,

Johnson & Jones

12 Malus Drive Addlestone, KT15 1EP

Guide Price £625,000

Located in a quaint cul-de sac in the ever so desirable Rowtown, we are delighted to bring to the market this extended and meticulously maintained, three bedroom detached family home.

Upon entering we are greeted by a light and airy entrance hall with a guest W/C and a large storage cupboard. To the front of the property the kitchen is a great space and benefits from dual aspect window keeping it beautifully bright, tiled flooring and ample storage. Leading through to the rear, the main reception room has been very cleverly segregated into three areas. The central seating area really is the heart of the home with space for the whole family, and a stunning feature fireplace as the focal point. Secondly there is a large dual aspect dining area which makes a great space for those who love to entertain, and thirdly we have the home office. Again with dual aspect and French doors to the garden, this would also make a lovely playroom.

Up to the first floor, the master bedroom is a wonderful space with an abundance of fitted wardrobes and its own en-suite shower room. The second bedroom is also a spacious double room with fitted wardrobes and lovely rear aspect views of the garden. The third bedroom could also fit a double if necessary, but would make an excellent study or nursery. The family bathroom has undergone a full re-fit in recent years with a stunning white suite, chrome fixtures and a shower above the bath.

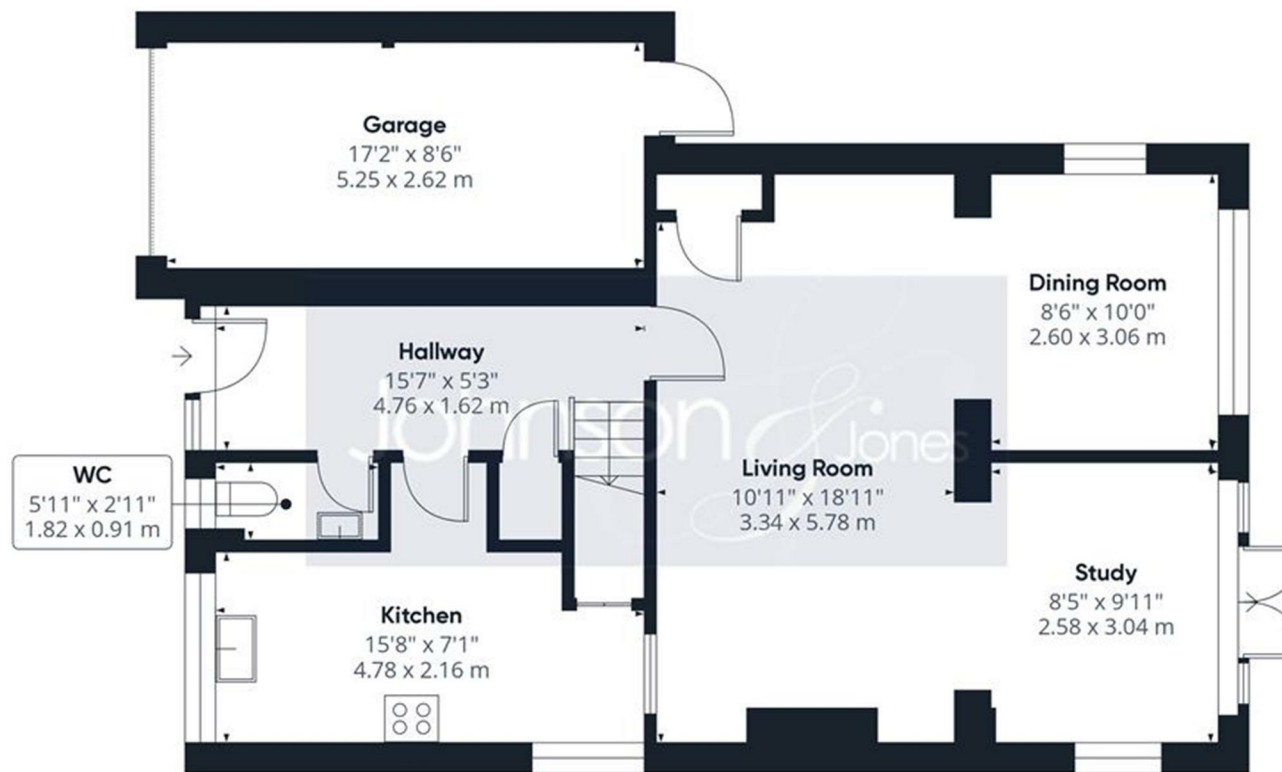
Externally the rear garden has been beautifully landscaped, mostly paved with a central artificial lawn and mature boarders. We have side access and a pergola with jasmine, roses and virginia creeper creating a lovely seating area. The front is lawned with mature trees and a block paved driveway providing off street parking. There is an integral garage with rear access. For the energy conscious the property boast an EPC rating C, thanks to its double glazed windows, gas central heating and upgraded insulation.

Tenure: Freehold
EPC: C
Council Tax: E

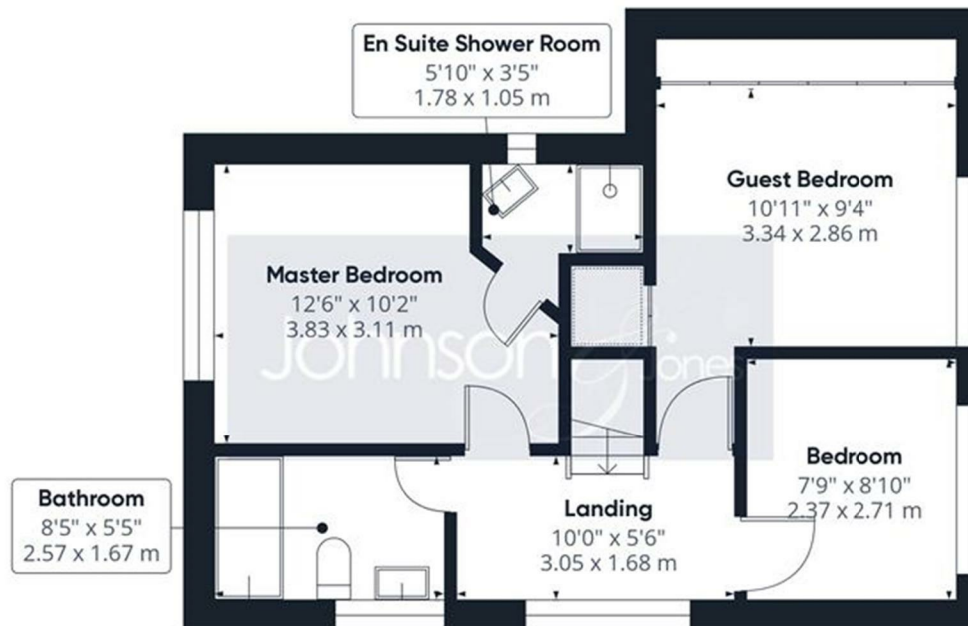


Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1225.79 ft²

113.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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