



7 Chaucer Way Row Town Addlestone Surrey KT15 1LG

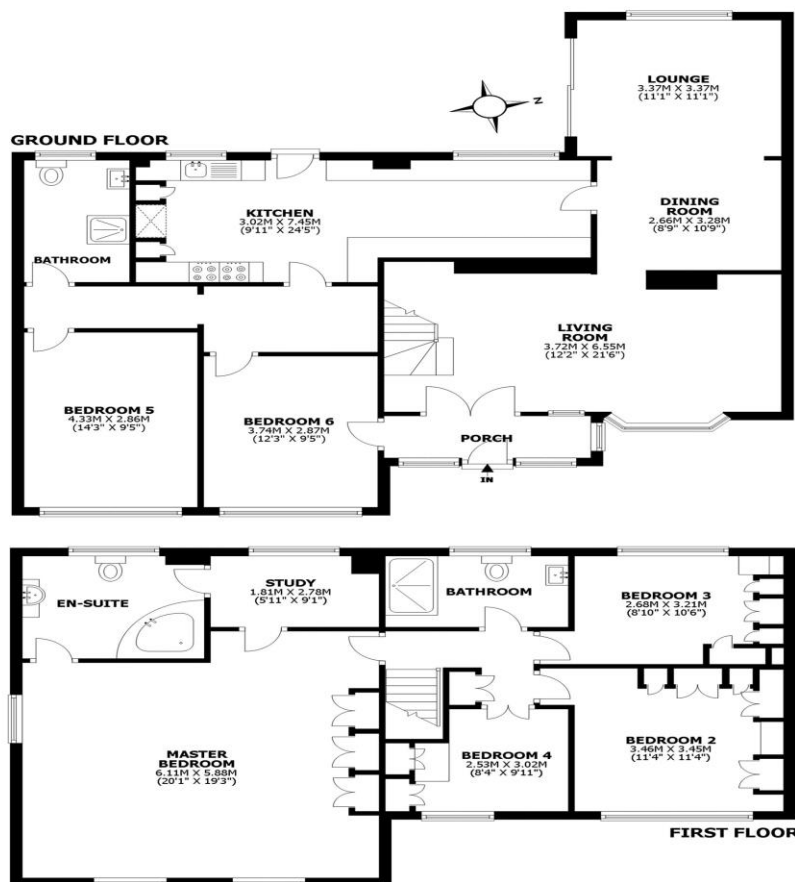
£725,000





Chaucer Way, Addlestone, KT15

Total internal area: approx. 196.0 sq. metres (2110.2 sq. feet)



This floorplan is for illustrative guidance only and is not drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

A four-to-six-bedroom semi-detached home including an annex if required. Located on a popular Private Road within the village of Row Town. Internally this is an interesting and spacious home with over 2000ft² of living space. On the first floor there are four bedrooms and two bathrooms. The main bedroom is massive and has built-in wardrobes, a dressing room and a large en suite. There is a further family bathroom and three further bedrooms all with built-in wardrobes. There are also two lofts both with accessible hatches and pull-down ladders. On the ground floor there are currently two bedrooms with the use of a ground floor shower room. This has been well set up by the current owners who currently rent out the rooms to generate additional income. For the future this would make a great annex set up if needed or could be converted back into additional living space for the main home. On top of these rooms there are two large reception rooms plus a wide kitchen that spans most of the width at the rear of the home. Externally you have a large driveway to the front of the home giving off street parking for multiple cars. To the rear is an easterly facing garden with mature screening, patio and lawn. There is plenty of additional space to the side of the house with further potential to extend subject to the normal permissions. A great location within Row Town set within the private road of Chaucer Way. The local village is close by with a selection of handy shops including a Co-op and a popular Indian restaurant. There are two local primary schools in the village, a popular bistro pub and an excellent garden centre just down the hill. There is also a good selection of secondary schools within a reasonable distance. Row Town is a popular choice for family buyers who need good road links as there is good access to the M25 and A3 nearby. EPC Rating E.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.