



45 Crouch Oak Lane Addlestone Surrey KT15 2AN

£550,000



CROUCH OAK LANE, KT15



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A much-loved family home, ready for its next chapter. This delightful 1970s three-bedroom, three-reception room detached property, on the market with no onward chain, has been immaculately cared for by the same family since it was built. Situated on a sought-after residential road, it offers the perfect balance of peaceful living and convenient access to Addlestone town centre shops and amenities. This home is brimming with potential. You could create a spacious master bedroom with an en-suite by extending above the integral garage (subject to planning permission). The downstairs currently features three inviting reception rooms, a kitchen, and a convenient WC. Upstairs, you'll find three double bedrooms, a family bathroom, and a generous landing—ideal for providing access to a potential extension. Outside, the property features a low-maintenance, west-facing garden, along with a garage and plenty of off-street parking. For commuters, Addlestone railway station and Junction 11 of the M25 are both easily accessible. There is a great selection of well-regarded schools in the area, making it a perfect spot for families. 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.