



9 Woodlands Park Row Town Addlestone Surrey KT15 1AG

Offers Over £700,000



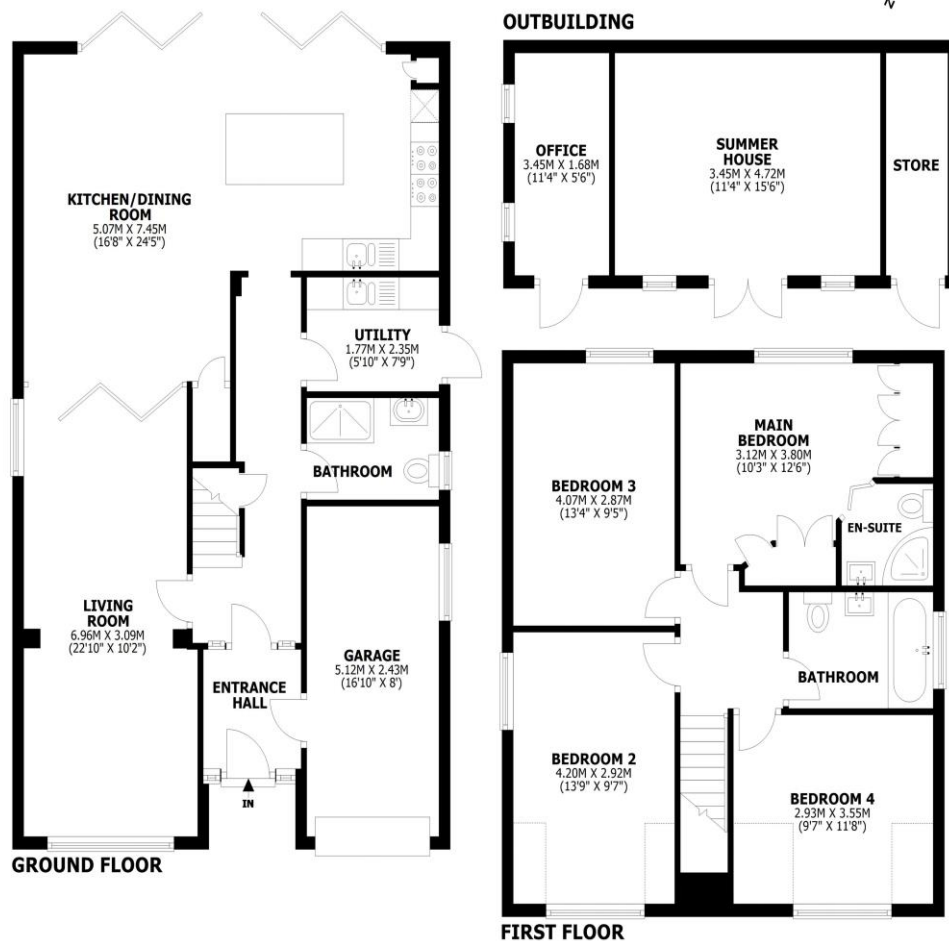


Woodlands Park, Addlestone, KT15

Total internal area: approx. 176.2 sq. metres (1896.4 sq. feet)

Main area: approx. 137.2 sq. metres (1476.6 sq. feet)

Garage: approx. 12.4 sq. metres (133.9 sq. feet), Outbuilding(s): approx. 26.6 sq. metres (285.9 sq. feet)



This floorplan is for illustrative guidance only and is not to 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.

Exceptional Family Home with Versatile Living Space Set within a desirable cul-de-sac location in Row Town, this lovely four bedroom detached home offers the perfect blend of comfortable family living and exceptional versatile space. The heart of the home is the bright and spacious open-plan living area, featuring a feature kitchen diner to the rear with bi-fold doors that flood the space with natural light and open directly onto the garden. This home offers plenty of living space and features four double bedrooms, making it ideal for a growing family. Practicality is a key highlight, with three bathrooms in total—two modern bathrooms upstairs full, third bathroom conveniently located on the ground floor. Step outside to discover a wonderful south-facing rear garden, a suntrap perfect for relaxing and entertaining. The property boasts a large garden cabin which is a real asset, currently divided into 3 separate sections to provide a fantastic home office, additional living space, and storage. The integral garage is currently used as a home gym, offering yet another flexible space with multiple uses. The property benefits from plenty of off-street parking to the front and is perfectly positioned for convenience. You'll be close to local schools, shops, and amenities, with easy access to M25 Junction 11 and St Peter's Hospital. For leisure, you'll find a great spot for walking and running, with easy access to local woodland trails within the village. This is a beautiful home ready for its next family. EPC Rating D



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.