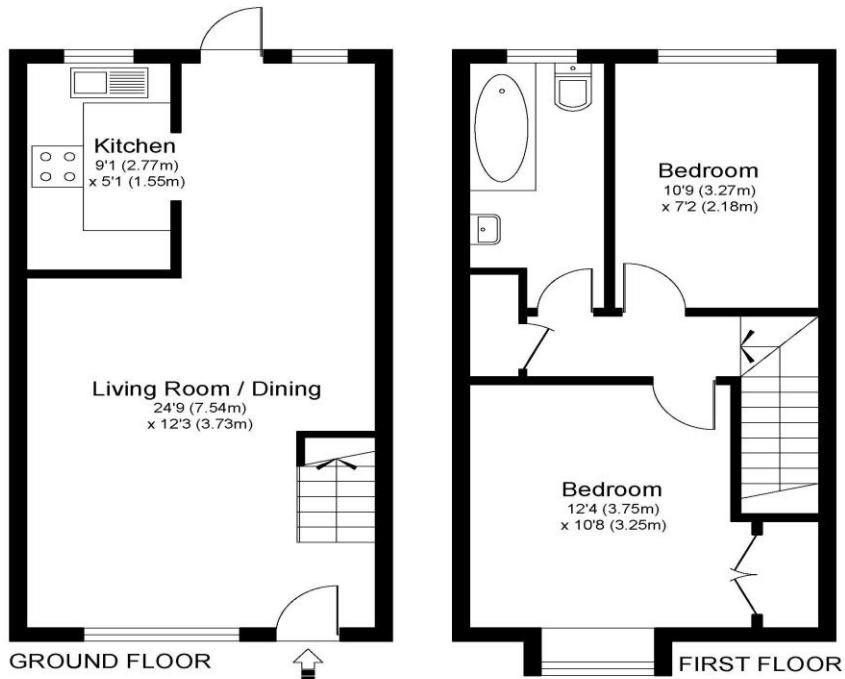




**60 Monks Crescent Addlestone Surrey KT15 1UX**

**£385,000**





Approximate Gross Internal Floor Area: 57 m sq / 610 sq ft

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 errors, omissions 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.

An appealing two-bedroom freehold house, perfectly situated in a popular and sought-after residential area of Addlestone. This comfortable home is ideal for first-time buyers, downsizers, or as a savvy investment opportunity. This well-presented property offers two bedrooms and a conveniently located upstairs bathroom. Modern comfort is assured, as the house benefits from full double glazing and gas central heating powered by a modern boiler, ensuring warmth and energy efficiency year-round. For practical living, the house includes an extremely useful loft space for additional storage, complete with an easy-access loft ladder. Externally, a valuable feature is the allocated parking providing dedicated off-street space. A true highlight of this home is the south-westerly facing rear garden. This ensures the garden enjoys excellent sunlight, making it perfect for relaxation, entertaining, and outdoor dining throughout the day. The property is in a highly desirable, popular residential area of Addlestone, offering excellent access to local amenities, schools, and transport links.

EPC Rating C.



**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.