

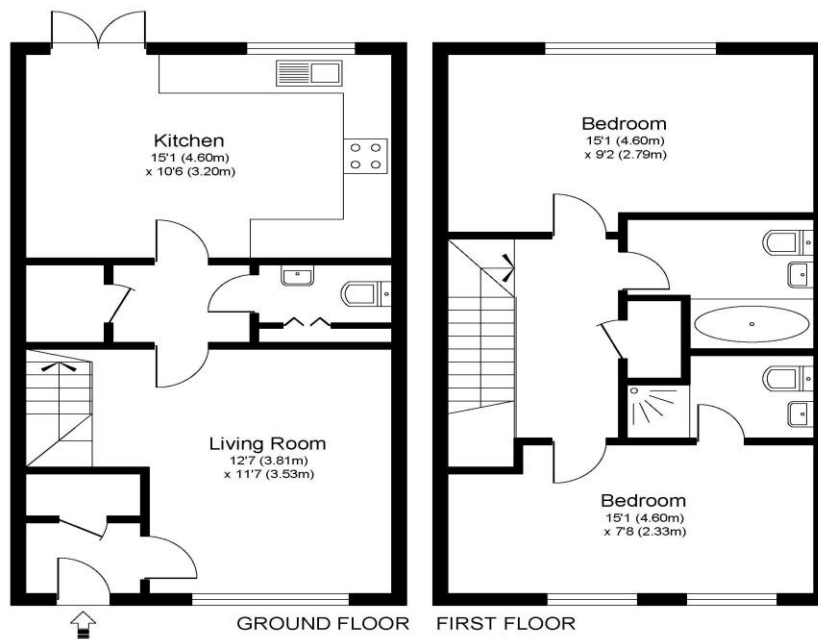


**23 Longden Avenue Row Town Surrey KT15 1EB**

**£430,000**



LONGDEN AVENUE ROW TOWN, KT15



Approximate Gross Internal Floor Area: 98 m sq / 840 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 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.

**Versatile Two-Bedroom Home in a Popular Residential Location** Presenting an excellent opportunity for both full-market buyers and those looking for a step onto the property ladder, this modern two-bedroom terraced home is available for purchase at £430,000 or via a 40% shared ownership scheme at £172,000. Situated in the popular residential village of Row Town, the property combines comfortable living spaces with a highly convenient location. The ground floor layout is designed for everyday practicality, featuring a welcoming living room and a separate kitchen-breakfast room that serves as a bright space for morning meals. A guest cloakroom adds convenience to the lower level, while the upper floor consists of two well-proportioned double bedrooms. The primary bedroom enjoys the luxury of a private en-suite, complemented by a further well-appointed family bathroom. Storage is a standout feature of this home, with multiple cupboards throughout and a loft space accessible via a ladder, which has been partially boarded for ease of use. The property is equipped with gas central heating and double glazing, contributing to its efficient EPC Rating C. Externally, the front provides off-street parking, while the rear garden has been thoughtfully arranged to include a patio, lawn, a storage shed, and bespoke built-in garden seating. There is a garden gate and rear access for ease and convenience also. Positioned within the friendly Row Town community, the home is just a short distance from local schools, shops, a popular bistro pub, and a local garden centre. For those who commute, the proximity to the M25 makes this an ideal base for travel across the region. The property is leasehold with over 110 years remaining, offering long-term security for the new owners.





**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.