



1 Highfield Park Row Town Surrey KT15 1EU

£830,000



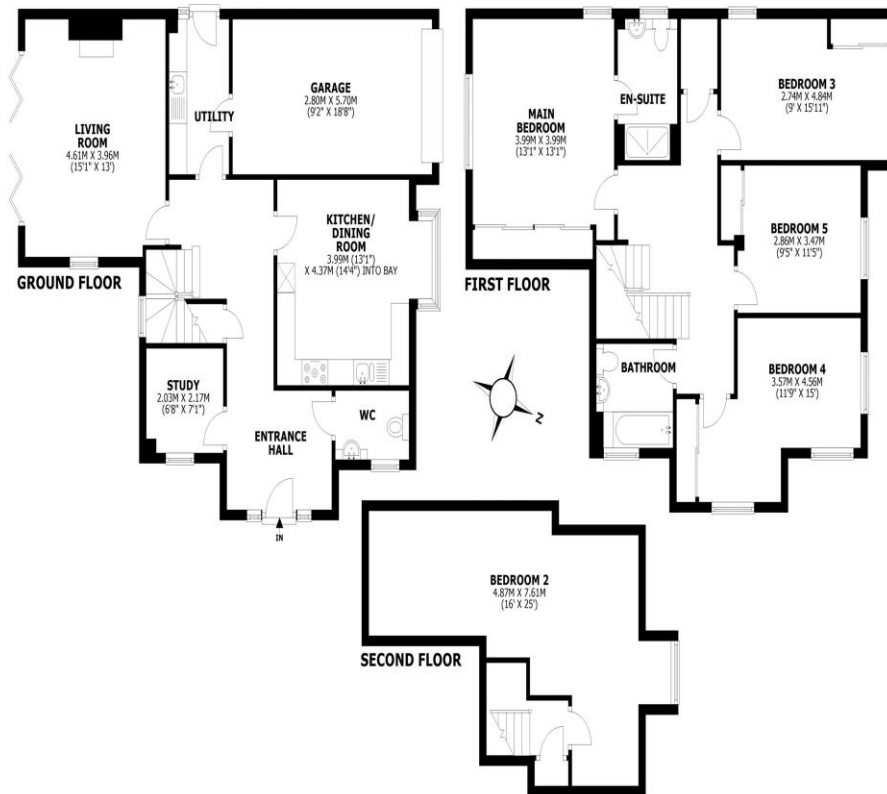


Highfield Park, Addlestone, KT15

Total internal area: approx. 196.8 sq. metres (2117.5 sq. feet)

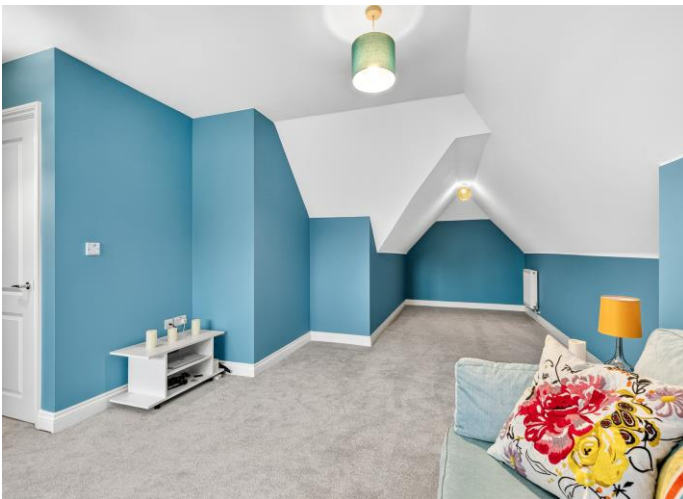
Main area: approx. 180.8 sq. metres (1945.7 sq. feet)

Garage: approx. 16.0 sq. metres (171.8 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.

Step inside this immaculately presented five-bedroom detached family home, offering generous, versatile living space across three floors. Complete with a sun-drenched, south-easterly facing garden, integral garage, and off-street parking for two cars, it's ready for you to move straight into. The ground floor is designed for modern family life, providing expansive, flowing living space. This includes a bright, open-plan living room with seamless access to the garden, and a separate study/playroom offering superb flexibility. The modern kitchen is perfectly positioned at the heart of the house, with a separate utility room that leads to the integral garage and a conveniently located downstairs cloakroom. Upstairs, four well-proportioned bedrooms all feature useful built-in wardrobes, including the main bedroom which boasts a private en-suite shower room. A spacious family bathroom completes the first floor. The top floor is a fantastic bonus space, hosting the private fifth bedroom and providing access to a large, easily accessible loft-style storage room—ideal as a guest suite, teenager's haven, or dedicated home office. Outside, the landscaped rear garden faces south-easterly, enjoying excellent sunlight throughout the day and providing the perfect setting for outdoor dining and entertaining. The larger-than-average garage has an electric up-and-over door, power, and lighting, and is complemented by two dedicated off-street parking spaces. Perfectly positioned within a highly sought-after residential development in Row Town, the property benefits from being within easy reach of local shops, two popular primary schools, and the village pub. Its exceptional road links to the M25, A3, and M3 make this an unbeatable location for the modern commuter. 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.