

Tel: 01932 351986
Email: info@greenandparry.com



Copthall Way, Addlestone, KT15 3TU

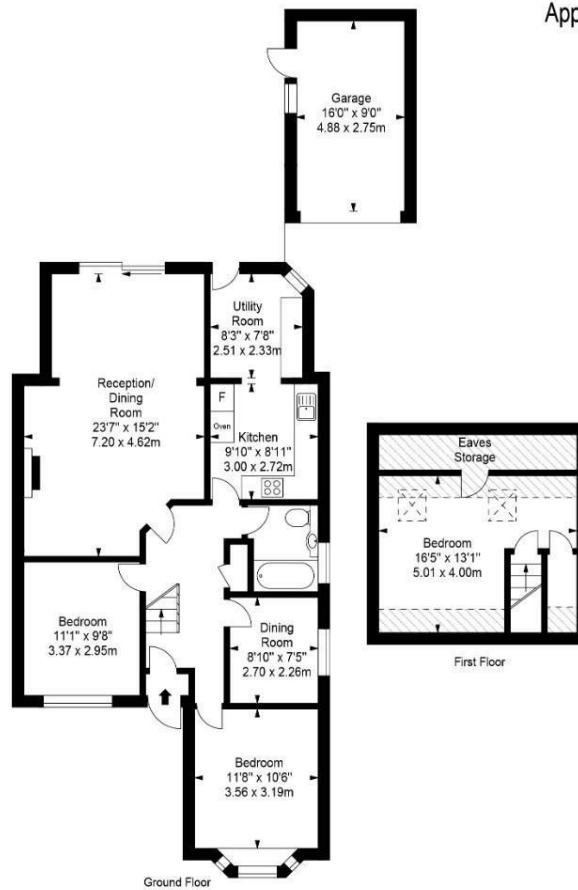
£550,000



Delighted to offer to the market this spacious 4 bedroom Semi Detached Bungalow positioned in a quiet road in New Haw, with private driveway, private rear garden and garage. The property has been extended into the loft and offers versatile and excellent living accommodation space throughout. Enter the Bungalow into a spacious hallway with large storage cupboard. The sitting room is a large double length living space with the main feature being the real working fireplace. The kitchen is separate and a very good size with a utility room area providing additional storage cupboards and space for a free-standing American fridge, freezer, space available for washing machine and tumble dryer. The main kitchen area offers plenty of modern wall and base units, integrated appliances include electric hob, double oven, dishwasher, there is a back door leading from the kitchen out on to the private rear garden. The bathroom is a generous size and comprises of bath, rain head shower, WC, hand-basin with vanity unit surround and modern heated towel rail. The separate dining room can also be used as a good size double bedroom and has been in the past but currently lends itself well to being used for dining. The Master Bedroom is situated to the front aspect of the property and is a large double bedroom with built in wardrobes, there are two other bedrooms located on the ground floor including a large single bedroom and a large double bedroom currently being used as the dining room. This property benefits from having been extended up into the loft to provide another large double bedroom with walk in storage cupboard and eaves storage. The patio doors from the sitting room lead out onto a decked-out veranda which leads out to the garden itself is private and mostly laid to lawn with landscaped boarders. There is a shed and garage. Location is key being close to a selection of good schools, shops and amenities. Within easy reach to excellent transport links including M25 and A3.




Floor Plan



Approximate Area = 1,247 sq ft / 115.89 sq m
For identification only - Not to scale

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.