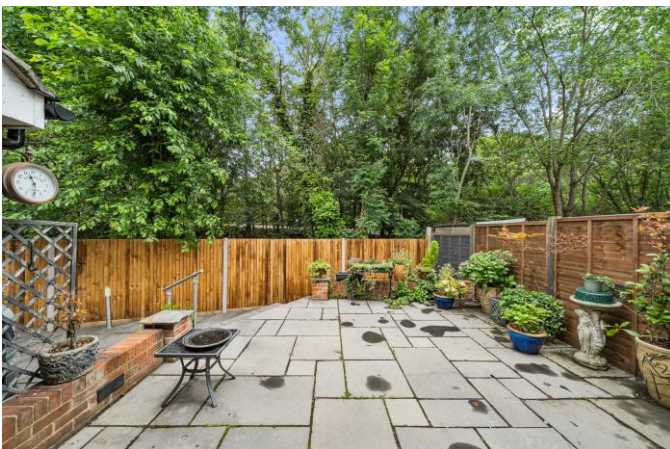




**1 Dorsa Close Addlestone Surrey KT15 1AB**

**£515,000**



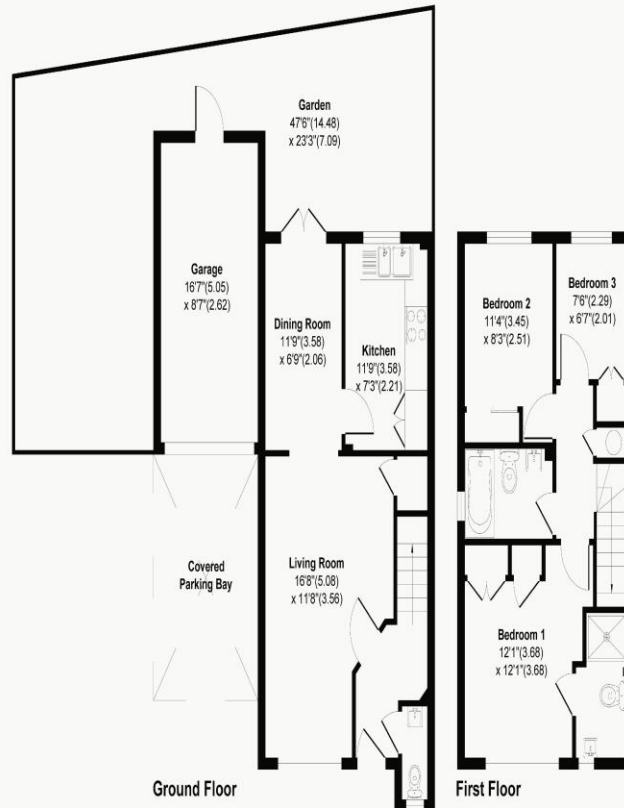
### Doresa Close, Addlestone, KT15

Approximate Area = 820 sq ft / 76.1 sq m

Garage Area = 142 sq ft / 13.2 sq m

Total Area = 962 sq ft / 89.3 sq m

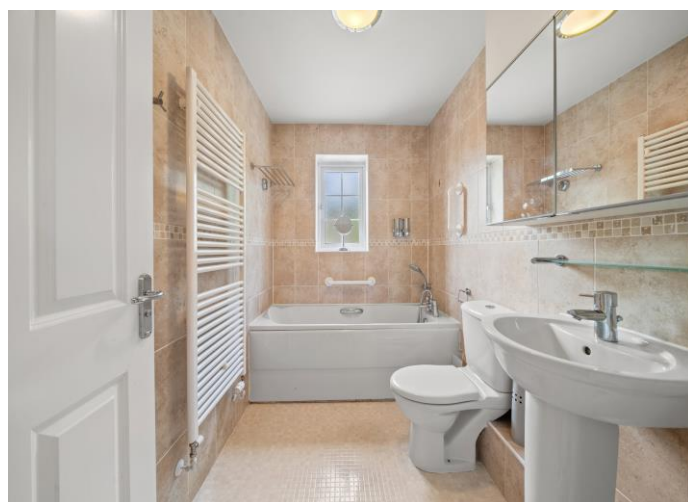
For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents.



This well-presented, modern three-bedroom semi-detached home is tucked away in a cul-de-sac location at Doresa Close, Addlestone, and is offered for sale with the benefit of no onward chain. Perfectly suited for growing families or professionals alike, the property combines a highly functional layout with a warm, welcoming interior that is well-presented throughout. Upon entering, the ground floor opens to a fantastic, dual-aspect living room that spans the entire depth of the house from front to back, incorporating a dedicated dining area to the rear that is ideal for entertaining or family meals. Positioned at the back of the property, the modern kitchen features a generous array of mainly integrated appliances alongside dedicated space for a washing machine. A highly convenient downstairs cloakroom completes the ground-floor layout. Moving upstairs, you will find three good-sized bedrooms plus plenty of storage complemented by additional space in the loft. The primary bedroom enjoys its own private ensuite shower room, while the remaining bedrooms are served by a crisp family bathroom. Stepping outside, the rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring a fully paved space and a fitted awning providing perfect shade for outdoor dining. The garden provides direct, secure access straight into the attached garage. For parking, the property is exceptionally well-equipped with both the garage and a carport, ensuring plenty of off-street parking. Situated in a highly desirable residential area, the home is just a short distance from the vibrant centre of Addlestone, while also remaining within easy reach of the popular nearby villages of Row Town and Ottershaw. There are a great selection of popular schools in the area including Holy Family Primary and Jubilee High School. EPC 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.