



8 High Tree Close Row Town Surrey KT15 1BT

£515,000





High Tree Close, Addlestone, KT15

Total internal area: approx. 110.5 sq. metres (1189.4 sq. feet)

Internal area (excluding garage): approx. 97.5 sq. metres (1050.0 sq. feet)



This floorplan is for illustrative guidance only and is not to be 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.

A lovely three-bedroom semi-detached family home, complete with a garage, front & rear gardens, and off-street parking. Perfectly positioned within a pretty cul-de-sac, the property sits in the highly sought-after village of Row Town, just moments from the popular Holy Family Catholic Primary School. Internally, the ground floor has been thoughtfully extended to offer excellent living space. At the heart of the home is a recently renewed modern kitchen, boasting a feature island alongside generous worktop and storage space. There are three versatile reception areas, including a large, bright living room at the front, a central dining area, and an additional flexible space currently utilised as a home office and utility area. A downstairs shower room and a practical entrance porch complete the ground floor layout. Upstairs, you will find three well-proportioned bedrooms and a recently upgraded family bathroom. The property also benefits from additional storage, loft access, gas central heating, and double glazing throughout. Everything is presented in fantastic order, having been lovingly cared for and improved by the current owners over the last 13 years. Externally, the rear features a beautifully landscaped garden with a neat lawn and patio area, fully equipped with convenient outside taps and power sockets. Buyers will also spot a charming "Frozen" themed mural, a special feature for the current owners, though easily changed to suit your own tastes. Row Town is an incredibly popular choice for families, offering a tight-knit community feel with excellent amenities. The village is home to a selection of handy shops, including a Co-Op, a popular Indian restaurant, and a second well-regarded primary school, Ongar Place. For older children, there is a good selection of secondary schools within easy reach, while commuters will appreciate the superb road links to the nearby M25 and A3. EPC Rating: D.



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.