



## Victoria Road, Addlestone, KT15

Offers Over £240,000

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A recently refurbished maisonette, with high standard finishes in the spacious living room, semi open-plan kitchen and luxury bathroom. Idyllic and relaxing location nestled in a mature garden within a quiet cul-de-sac, yet near to the train station. This is an unmissable opportunity for first-time buyers, investors or people looking for a modern layout with a low-maintenance cost (with zero ground rent, £50 annual service charge, double-glazing throughout, an efficient combi-boiler provides on-demand hot water and central heating). This home comes with large storage facilities and off-street parking for two cars. The property also had potential to extend into the loft (STPP).

The renovated semi-open kitchen with breakfast bar and integral appliances enables the natural light to flow into the Lounge/Dining area. The layout brings together the heart of the home and offers a perfect place for entertaining.

The large double bedroom, with bespoke fitted wardrobe and new laminated flooring, has the potential to be divided to make a second bedroom or study. The spacious and luxury three-piece bathroom suite with a feature bath niche and benefits from underfloor heating, a heated mirror and towel rail.

Additionally, the maisonette comes with ample storage (utility cupboard, under stairs store, ladder-access to a semi-boarded loft space, and allocated garden space for a storage shed).

One of the highlights of this maisonette is its prime location, which offers superior commuting convenience with regular train links to London Waterloo and Reading just a 2 minute walk away. Travelling further afield is a breeze, with the M25 (Junction 11) a short drive away, providing access to both Gatwick and Heathrow.

This maisonette is conveniently situated close to Addlestone Town Centre amenities such as shops, cafes and restaurants, recreational parks and Coxes Lock. There are also multiple popular schools within reach. Addlestone is home to a range of high end retailers such as Waitrose, Nandos and Smith and Western. In addition, there is a Cinema, leisure facilities, and state-of-the-art 24/7 gyms. Addlestone has become the place to live and is a thriving destination





- Cul-de-sac location, yet 2 minute walk to the Train Station
- Stylish semi-open plan kitchen with breakfast bar
- Large bedroom with new wooden flooring and a bespoke fitted wardrobe
- Long Lease (999 years)
- Generous Storage
- Stunning Large Garden with Mature Trees
- Modern bathroom with illuminated niche and underfloor heating
- Off-Street parking for two cars
- No Ground Rent & Service Charge of only £50pa
- Close to town centre amenities with Weybridge / Brooklands within easy reach.

