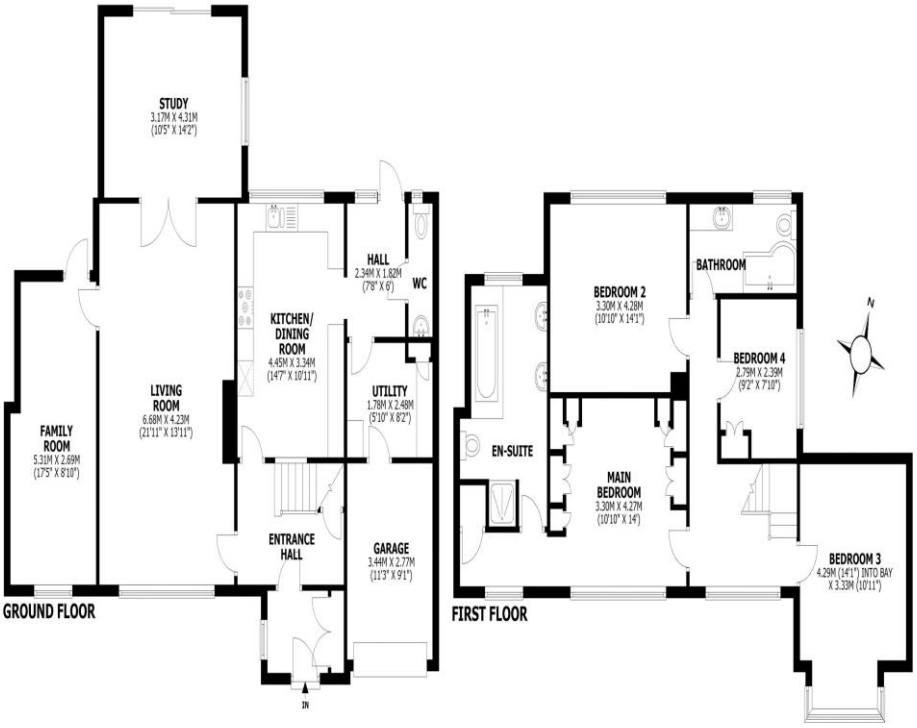
JAMES NEAVE
THE ESTATE AGENTS

122 Hare Hill Row Town Surrey KT15 1DG

£845,000

Hare Hill, Addlestone, KT15

Total internal area: approx. 182 sq. metres (1959.9 sq. feet)
Main area: approx. 172.5 sq. metres (1857.3 sq. feet)
Garage: approx. 9.5 sq. metres (102.6 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 replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Situated in a popular village location, this four-bedroom detached home combines spacious, versatile living with excellent local village amenities. Approached via a convenient in-and-out driveway equipped with an EV charging point, the property immediately impresses with its grand footprint and practical set-up, which includes access to an integral half-garage perfect for secure storage. Stepping through the welcoming entrance porch into the main hallway, you are greeted by freshly decorated, neutral interiors that extend throughout the entire home. The ground floor offers a series of bright, flexible spaces designed for modern family living. At the heart of the home sits a spacious living room centred around an inviting open fire, seamlessly connecting to a dedicated rear dining room that opens directly onto the garden. The large kitchen, positioned towards the rear, is complimented by an adjoining utility room and lobby space. A separate side reception room, currently serving as a home office, presents exceptional versatility; having previously functioned as a downstairs bedroom suite with its own direct access to the rear, it offers ideal potential for dual living or a self-contained annex. A convenient downstairs cloakroom and useful understairs storage complete the ground floor layout. Upstairs, the accommodation comprises four well-proportioned bedrooms. The grand primary bedroom features built-in wardrobes and an impressive en-suite bathroom equipped with a walk-in shower, luxury bath area, and dual "his and hers" sinks. Two additional double bedrooms offer generous space, while the fourth bedroom, a nicely positioned small double or single room, includes built-in wardrobes. A family bathroom serves the remaining bedrooms on this level. Further practical highlights include two separate lofts with pull-down ladder access, a modern combi boiler powering the gas central heating system, and a dedicated hot water tank ensuring high performance for the primary en-suite. Outside, the large, private rear garden is fully designed for outdoor enjoyment and relaxed entertaining. A expansive lawn is flanked by a covered seating area and three useful garden sheds, providing plenty of room for family recreation and storage. Positioned just moments from local village shops, a popular bistro pub, and a local garden centre, the property also benefits from proximity to two highly regarded primary schools and good local secondary schools. With effortless access to the M25, M3, and A3, it represents an outstanding opportunity for families and commuters alike. EPC TBC.

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.