



23 Weston Avenue Addlestone Surrey KT15 1UW

£475,000



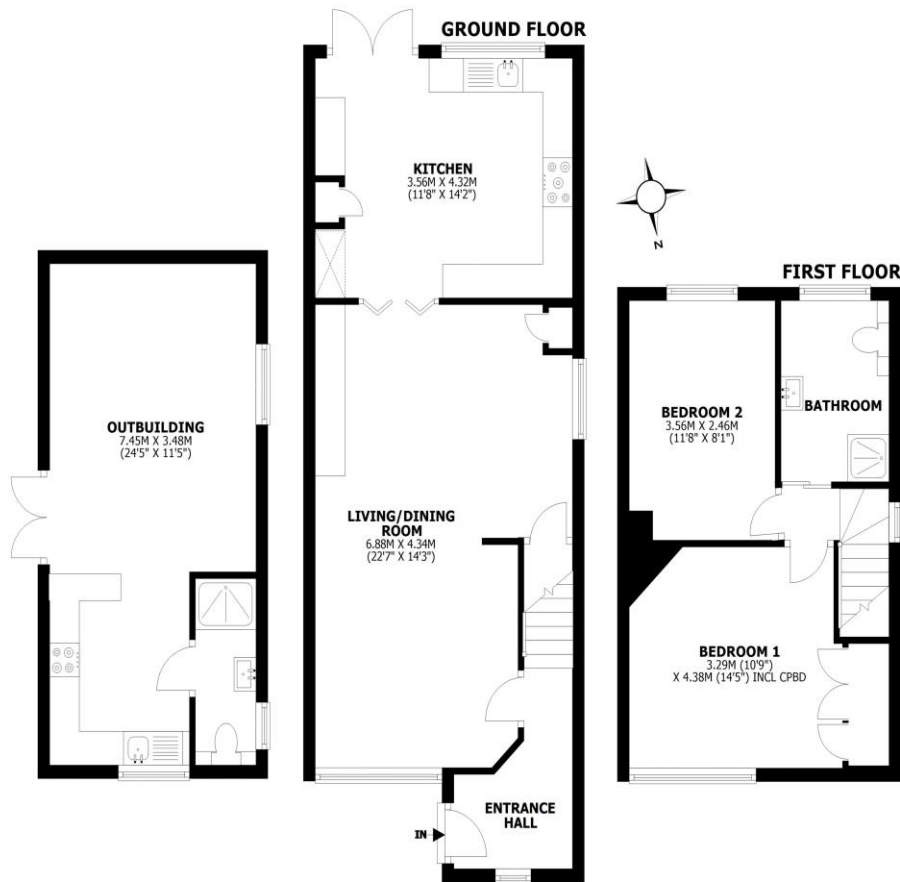


Weston Avenue, Addlestone, KT15

Total internal area: approx. 105 sq. metres (1130.6 sq. feet)

Main area: approx. 79.1 sq. metres (851.5 sq. feet)

Outbuilding(s): approx. 25.9 sq. metres (279.1 sq. feet)



This floor plan 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 well-presented two-double-bedroom semi-detached home, quietly tucked away in a residential cul-de-sac. This modern property boasts bright, neutral interiors, off-street parking complete with an EV charging point, and a spectacular south-facing rear garden extending approximately 120ft, featuring a substantial garden cabin ideal for a home studio or office. Tucked away in a quiet and sought-after cul-de-sac in Addlestone, this well presented two-bedroom semi-detached home offers a perfect blend of modern indoor living and exceptional outdoor space. It is an ideal opportunity for first-time buyers, young families, or professionals looking for a turnkey property with future growth potential. Upon entering the entrance hallway, the property opens into a spacious, bright, and airy living room decorated in clean, neutral tones. To the rear, the kitchen forms the heart of the home, offering ample storage and workspace while opening out onto the magnificent rear garden, perfect for entertaining and seamless indoor-outdoor living. Upstairs, the property features two well-proportioned double bedrooms, the main bedroom benefiting from built in wardrobes. A modern family shower room is also on the first floor. There is also loft for further storage with a pull-down ladder for easy access. The true showpiece of this home is the remarkable south-facing rear garden. Spanning approximately 120ft, this beautifully maintained sunny oasis offers massive space for relaxation, play, and alfresco dining. Within the garden sits a large garden cabin. Fully versatile, with air conditioning and heating, this space is completely ready to be used as a professional work-from-home studio, home gym, or summer house. To the front, the property benefits from essential off-street parking, already equipped with a modern EV charging point. For buyers looking long-term, the property also offers excellent potential to extend further (subject to the usual planning permissions). Weston Avenue is a popular, family-friendly residential area with no through traffic. A highly convenient, sitting within easy reach of Addlestone's revitalised town centre, local shops, supermarkets, main transport links, and highly regarded local schools. EPC



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.