



**14 Avon Close Row Town Surrey KT15 1JD**

**£500,000**





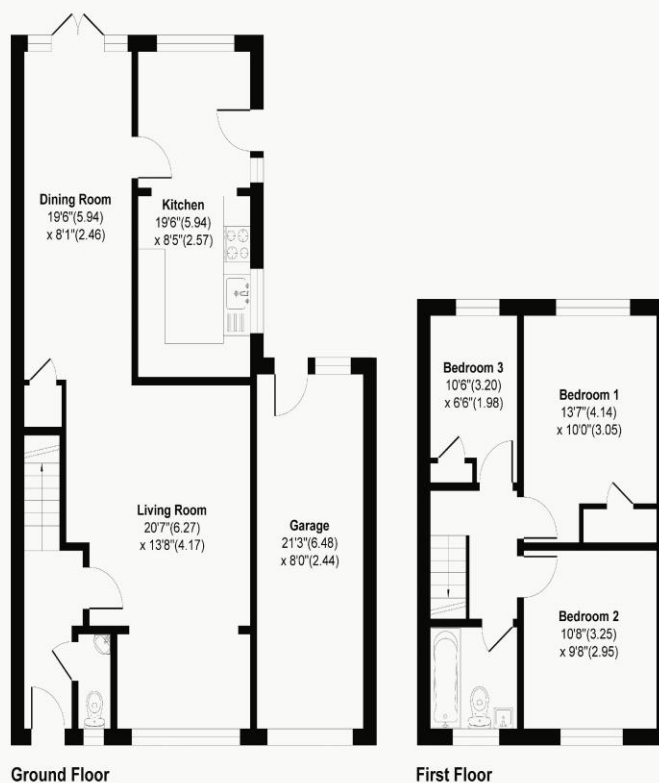
### Avon Close, Row Town, KT15

Approximate Area = 1111 sq ft / 103.1 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1281 sq ft / 118.8 sq m

For Identification Only - Not to scale



Ground Floor

First Floor

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



Situated in a quiet cul-de-sac within the highly sought-after village of Row Town, this three-bedroom extended semi-detached home offers the perfect blend of suburban tranquility and modern convenience. Ideally located for families and professionals alike, this property is being offered to the market with the distinct advantage of no onward chain. The ground floor of this residence has been thoughtfully extended to provide a significantly larger living area and an expansive kitchen, creating an ideal environment for both entertaining and daily family life. The layout is practical and well-considered, featuring an upstairs family bathroom complemented by a convenient downstairs cloakroom. Accommodation on the first floor consists of three well-proportioned bedrooms, two of which benefit from built-in wardrobes. Further internal benefits include double glazing, gas central heating, and a loft space perfect for additional storage requirements. The exterior of the property is equally functional, providing off-street parking and a private garage. To the rear, the garden offers a mix of lawn and hard-standing areas, making it a versatile space for outdoor dining and gardening enthusiasts. Avon Close is tucked away in a cul-de-sac while remaining exceptionally well-connected. Row Town is a popular community known for its local charm, offering easy access to various shops, essential amenities, and highly-regarded schools. For the commuter, there is superb access to the M25 at Junction 11, and the property is conveniently positioned for those working at or visiting St Peter's Hospital. 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.