

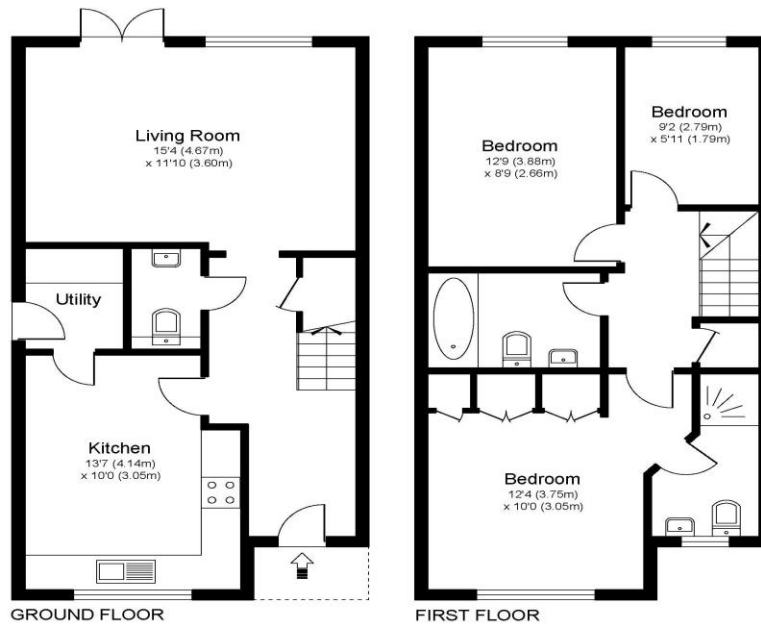


7 Kings Gate Addlestone Surrey KT15 1UD

Offers Over £480,000



KINGS GATE, ADDLESTONE, KT15



Approximate Gross Internal Floor Area: 86 m sq / 930 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Set within an exclusive gated development of just twelve other homes, this immaculately presented three-bedroom, two-bathroom property offers contemporary living in a truly peaceful and secure setting. The ground floor is centred around a generously proportioned kitchen/diner, along with a separate practical utility room and cloakroom. Completing the floor is a bright, rear-aspect living room. French doors seamlessly connect the interior to the private, low-maintenance rear garden, which is mainly laid to lawn with some astroturf and includes convenient side access. To the front, the property benefits from two allocated parking spaces. Upstairs, the main bedroom is situated at the front, benefiting from superb natural light, fitted wardrobes, and a private en-suite bathroom. A further double bedroom and a larger than average single bedroom completes the first floor alongside the family bathroom. Opportunities within this secure, sought-after gated community are rarely available, so early viewing is essential to avoid disappointment. EPC: C.



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.