

11 Rose Park
Addlestone
KT15 1HN





11 Rose Park

£115,000

Nature. Neighbourhood. Nurture.

A warm welcome awaits at Rose Park, a beautifully landscaped park home community surrounded by green space and fronted by three acres of meadow running alongside the River Bourne. There's a lovely sense of being away from the everyday here, with nature on the doorstep, a friendly community around you and a home that is not only comfortable, but comfortably affordable.

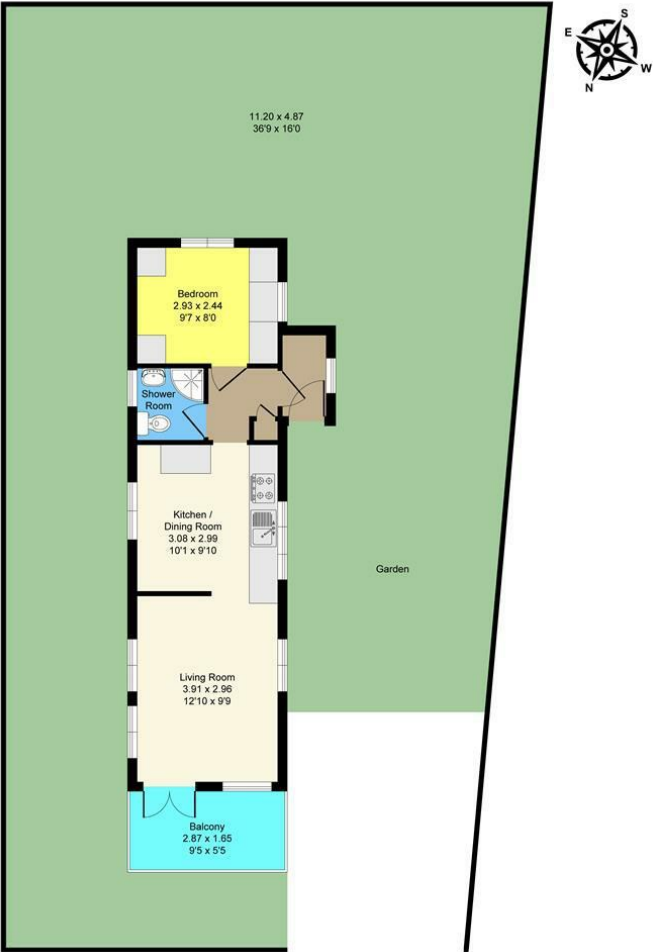
Park home living brings with it a simpler way of life, with very little maintenance to worry about and lower running costs than you might expect. It leaves more time for the things you actually want to do - whether that's heading out for a countryside walk, enjoying the gardens or simply making the most of your surroundings.

- Beautifully landscaped park home community in a peaceful green setting
- Friendly atmosphere with park office on site & local amenities close by
- Light & welcoming kitchen/dining & living space with a natural connection between the rooms
- Raised front deck with double doors from the living area & late afternoon sun
- One double bedroom with generous fitted storage & beautiful views across the garden to the countryside beyond, with wildlife regularly on view
- Shower room conveniently positioned close to the bedroom & living areas
- Private garden with patio areas, outside storage & gated side access, with roses over the pergola
- New Haw & Row Town within walking distance, with local farm shop & Addlestone a few miles away
- Private parking space & visitor parking, with one dog or cat welcome
- Council Tax Band: A & exclusive development for the young at heart, 50 years & over

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Ground Floor

Marketed By Mint Homes Ltd

TOTAL FLOOR AREA : 35.01 sq.m. (377 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken by any error.

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