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ALEXANDER RUMSEY

REAL ESTATE

Brox Road, Ottershaw, KT16

Guide Price £575,000

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This gorgeous two-bedroom semi-detached home welcomes you with an impressive, spacious entrance hall complete with built-in storage. Having undergone extensive renovation, the property is presented in turnkey condition, offering stylish, contemporary living throughout. A convenient downstairs WC further enhances the practicality of the ground floor.

At the heart of the home is a beautiful open-plan kitchen and living space, thoughtfully designed for both everyday living and entertaining. The living area boasts a charming log burner, creating a warm and inviting atmosphere, while the sleek, modern kitchen is fully fitted with a range of integrated appliances. Bifold windows and doors flood the space with natural light and provide seamless access to the beautifully maintained, private rear garden.

Upstairs, the property offers two generous double bedrooms. The second bedroom is complemented by a luxuriously finished family bathroom suite, showcasing a high-quality contemporary finish. The impressive principal bedroom truly has the wow factor, offering a spacious double room enhanced by a unique Juliet balcony.

Further enhancing this exceptional home is a versatile garden salon, offering fantastic additional potential. Complete with electricity, a separate WC and kitchen space, this area could lend itself to a variety of uses, including a home salon, home office, additional bedroom or separate living space, subject to any necessary consents.

Ideally situated within walking distance of Ottershaw village, the property enjoys convenient access to local shops, amenities and bus links.



Approximate Gross Internal Area = 97.70 sq m / 1052 sq ft
 Outbuilding = 19.56 sq m / 211 sq ft
 Total = 117.26 sq m / 1263 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- BEAUTIFULLY RENOVATED TWO-BEDROOM SEMI-DETACHED HOME
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- IMPRESSIVE PRINCIPAL BEDROOM WITH JULIET BALCONY
- PRIVATE REAR GARDEN AND WALKING DISTANCE TO OTTERSHAW VILLAGE
- PRESENTED IN TURNKEY CONDITION
- STUNNING OPEN-PLAN KITCHEN/LIVING SPACE
- COSY LOG BURNER AND BI-FOLDING DOORS
- VERSATILE GARDEN SALON WITH WC, ELECTRICITY AND KITCHEN SPACE
- LUXURIOUS FAMILY BATHROOM SUITE
- VIEWING ESSENTIAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		