



**33 Howden Drive Row Town Surrey KT15 1EA**

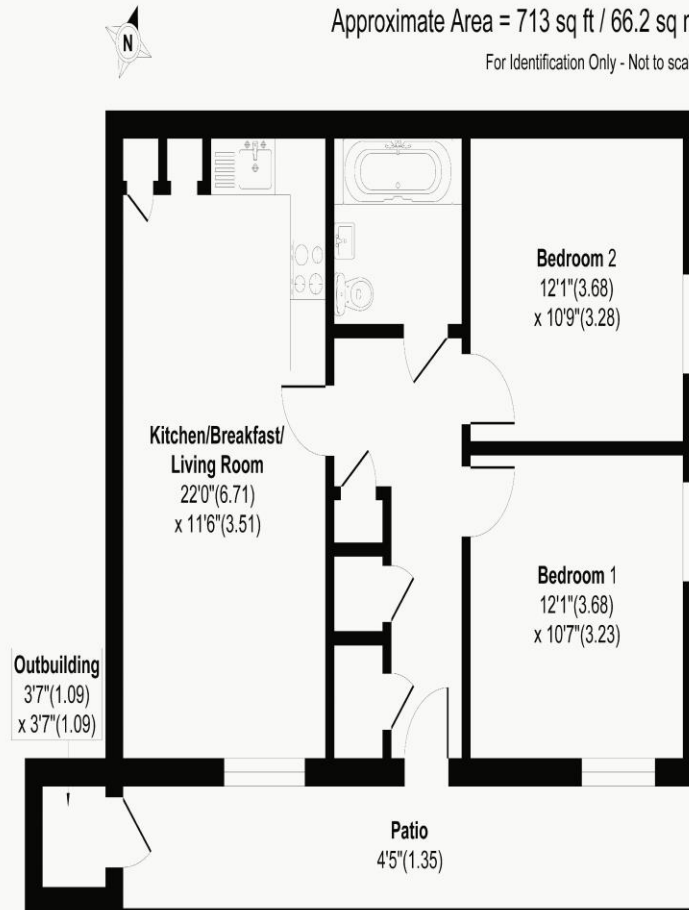
**Shared Ownership £114,000 for 40%**



## Howden Drive, Row Town, Surrey, KT15

Approximate Area = 713 sq ft / 66.2 sq m

For Identification Only - Not to scale



### Ground 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.



This well presented two-double-bedroom ground floor maisonette offers a perfect blend of modern comfort and practical living. A benefit of this property is the flexible purchasing options available; it can be acquired in the traditional manner as a leasehold purchase at full market value, or via a shared ownership scheme at a 40% share. Ideally suited for first-time buyers or those looking to downsize, the home is move-in ready and finished to a high standard throughout. The heart of the home is a spacious, light-filled living area that leads directly out onto a private balcony terrace, providing a lovely outdoor retreat. A notably large entrance hallway welcomes you into the property, featuring three generous storage cupboards that ensure the living space remains organized and clutter-free. Both bedrooms are well-proportioned doubles, offering plenty of room for wardrobes and storage. Designed with modern efficiency in mind, the property boasts an impressive EPC Rating B and falls within Council Tax Band C, ensuring cost-effective monthly outgoings. The home is further enhanced by gas central heating and double glazing throughout to maintain a comfortable environment year-round. Situated within a popular residential estate, the property includes one allocated parking space with additional visitor spaces available on-site. The property is perfectly positioned in the charming area of Row Town, known for its friendly community atmosphere and highly regarded local primary schools. Residents can enjoy the best of both worlds with easy access to scenic woodland walks, the popular village pub, and the local garden centre. For those commuting or working nearby, the location offers swift access to the M25 and is conveniently close to St Peter's Hospital, perfectly balancing quiet village charm with excellent connectivity.



**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.