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ALEXANDER RUMSEY  
REAL ESTATE



## Rickman Crescent, Addlestone, KT15

Offers Over £435,000

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Set within a popular and well-established residential road, this beautifully presented two-bedroom semi-detached home offers stylish interiors, generous living space and a superb garden, making it ideal for first-time buyers, young families or downsizers alike.

From the moment you arrive, the property impresses with its attractive frontage, modern composite front door and private side access leading to a range of outbuildings and through to the rear garden.

The welcoming entrance hall leads into a bright and spacious living room, centred around a contemporary media wall and offering plenty of space for both relaxing and entertaining. To the rear is the stunning modern fitted kitchen, featuring sleek dark cabinetry, quartz-style worktops, integrated appliances and a stylish herringbone floor. The kitchen enjoys views over the garden and also provides access to outside, perfect for summer dining and entertaining.

Upstairs, the property offers two generous double bedrooms, with significant built-in storage. A modern family bathroom completes the first floor, finished in stylish tiling with a contemporary white suite and shower over the bath.

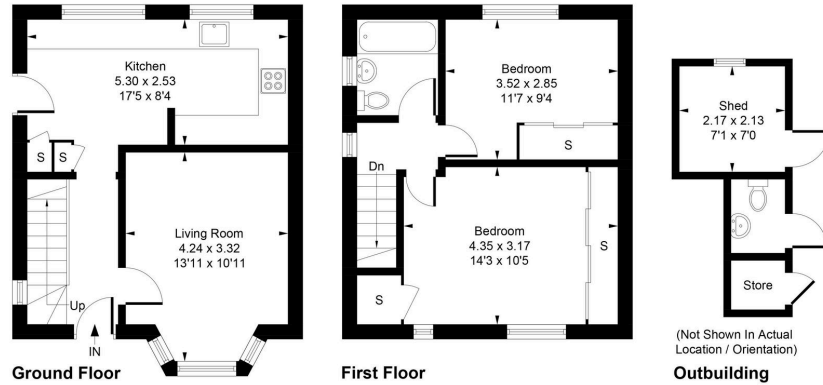
To the rear is a large, private garden, mainly laid to lawn with a patio seating area and mature borders, creating a peaceful and family-friendly outdoor space. Positioned to the side of the property is a substantial range of outbuildings, fully equipped with power and water, offering exceptional potential for conversion, subject to the usual consents.

Rickman Crescent is ideally positioned within easy reach of Addlestone town centre, the mainline station with direct services to London Waterloo, well-regarded local schools, parks and everyday amenities. The nearby M25 and A317 provide excellent transport links for commuters, making this a superbly convenient yet tranquil place to call home.

This is a fantastic opportunity to purchase a turn-key home in a sought-after Addlestone location and early viewing is highly



Approximate Gross Internal Area = 67.33 sq m / 725 sq ft  
 Outbuilding = 7.70 sq m / 83 sq ft  
 Total = 75.03 sq m / 808 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 presented two-bedroom semi-detached home
- Stylish modern kitchen with integrated appliances
- Contemporary family bathroom
- Versatile outbuildings with power and water
- Significant potential for further extension (STPP)
- Bright and spacious living room with feature media wall
- Large private rear garden with patio area
- Excellent location close to Addlestone town centre and station



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		