

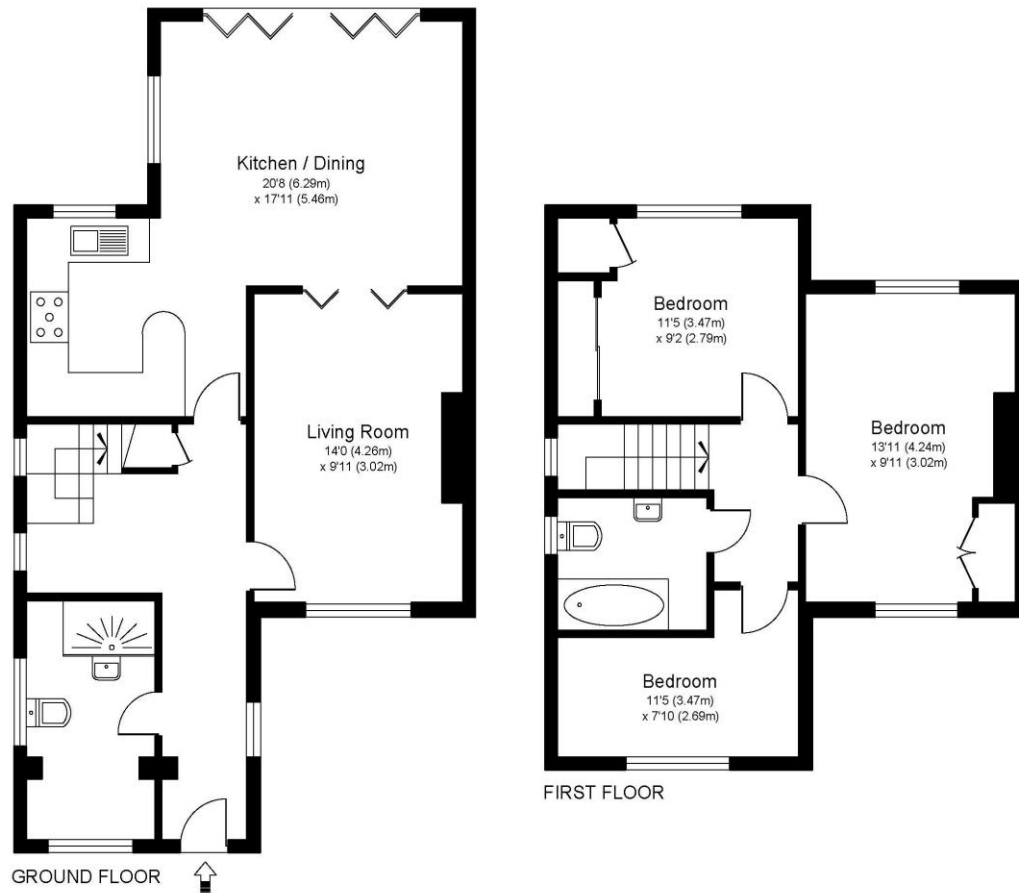


77 Rowtown, Row Town, Addlestone, Surrey, KT15 1EY

£2350pcm + Initial deposit



ROWTOWN KT15



Approximate Gross Internal Floor Area: 92 m sq / 988 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.

A lovely three-bedroom, two-bathroom, semi-detached home offering plenty of space within a perfect layout for a family home. Internally this home has a great feel to it and it flows really well. There is plenty of space from the front door onwards with a large hallway and a sizable downstairs utility / shower room. The front lounge is cosy, with a log burner fire, and then there is a real focal point at the back of the home with a large open plan kitchen diner, with underfloor heating in the dining area. Upstairs there are three good size bedrooms, plenty of storage and a family bathroom which has recently been upgraded. There is a loft for additional storage. There is mainly gas central heating and gas under floor heating in the rear dining space. There is double glazing throughout. To the front externally there is off street parking and to the rear a landscaped layered garden offering a non-conventional but interesting and private outlook. Located within the popular village of Row Town with a good selection of amenities including local shops. There is a selection of popular schools close by with two primary schools within the village itself. Across the road is the popular Cricketers pub offering a great vibe and a lovely food menu. Just down the road there is the popular Bourne Valley Garden Centre with plenty on offer for all ages. Unfurnished and available 24th September 2026. EPC rating 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.