



**31 Douglas Road Addlestone Surrey KT15 2DZ**

**Offers Over £200,000**



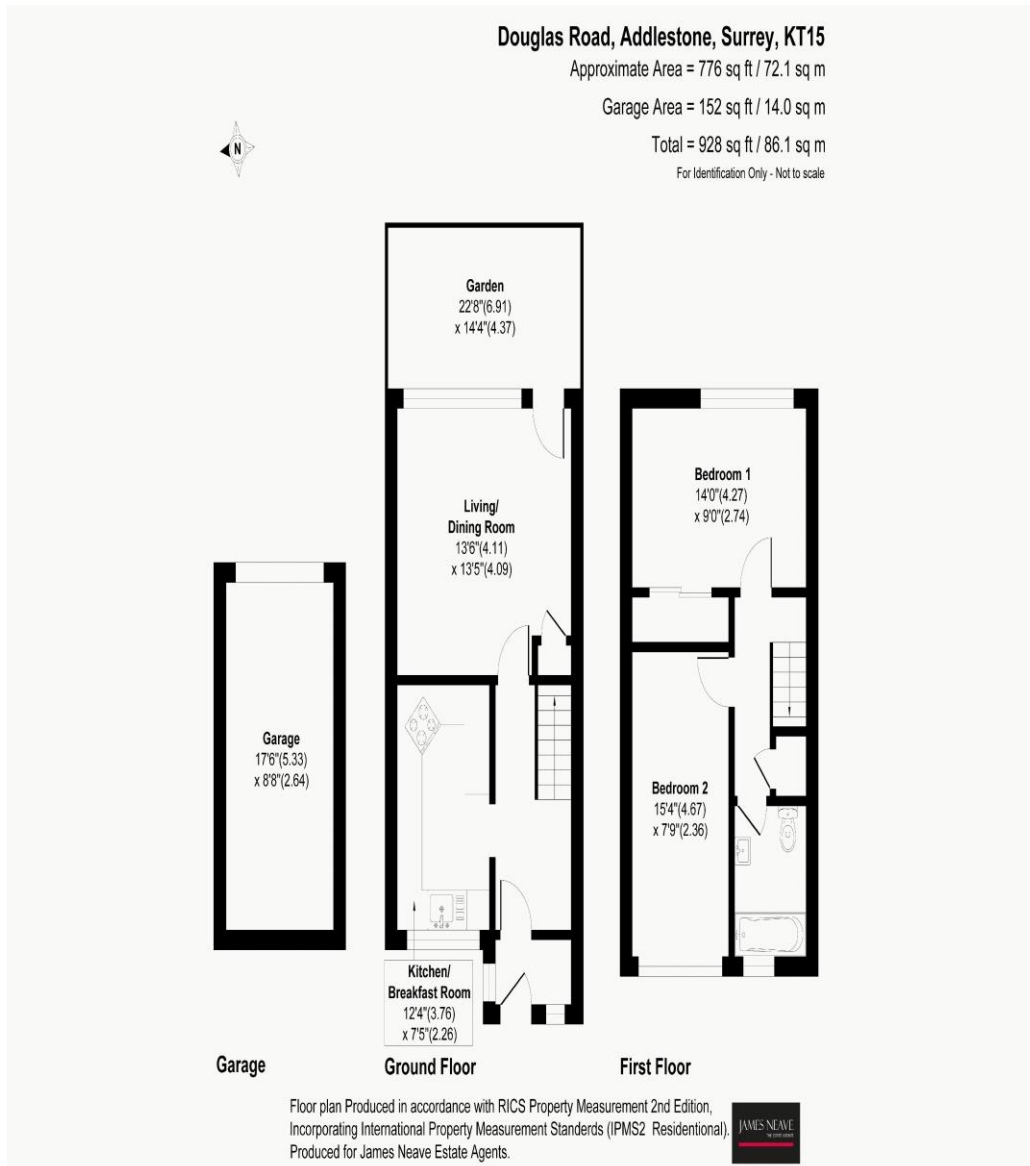
## Douglas Road, Addlestone, Surrey, KT15

Approximate Area = 776 sq ft / 72.1 sq m

Garage Area = 152 sq ft / 14.0 sq m

Total = 928 sq ft / 86.1 sq m

For Identification Only - Not to scale



An excellent opportunity to acquire this spacious two-bedroom duplex apartment, situated in a popular and convenient residential pocket of Addlestone. Offered to the market with the distinct advantage of no onward chain, this property spans both the ground and first floors, offering a layout that feels much more like a house than a standard flat. The property is currently occupied but requires a comprehensive programme of refurbishment throughout. It represents the perfect blank canvas or "project home" for an investor looking to add value, or a first-time buyer wanting to put their own stamp on a property. The accommodation is deceptively spacious; the kitchen and living room are both located on the ground floor, with the living room situated to the rear to open directly onto the garden. Upstairs on the first floor, you will find two double bedrooms alongside a family bathroom on the same level. One of the standout features of this duplex is the private rear garden, which enjoys an easterly aspect, ideal for catching the morning and early afternoon sun. Additionally, the property benefits from a garage located in a nearby block and an exceptionally long leasehold of over 900 years, offering excellent long-term security. Positioned on Douglas Road, the location is ideal for modern living. It sits within easy reach of Addlestone's vibrant town centre, local amenities, and transport links, whilst also being just moments away from the open green spaces of the local park. EPC E.



**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.