



22 Victoria Road Addlestone Surrey KT15 2PL

£550,000



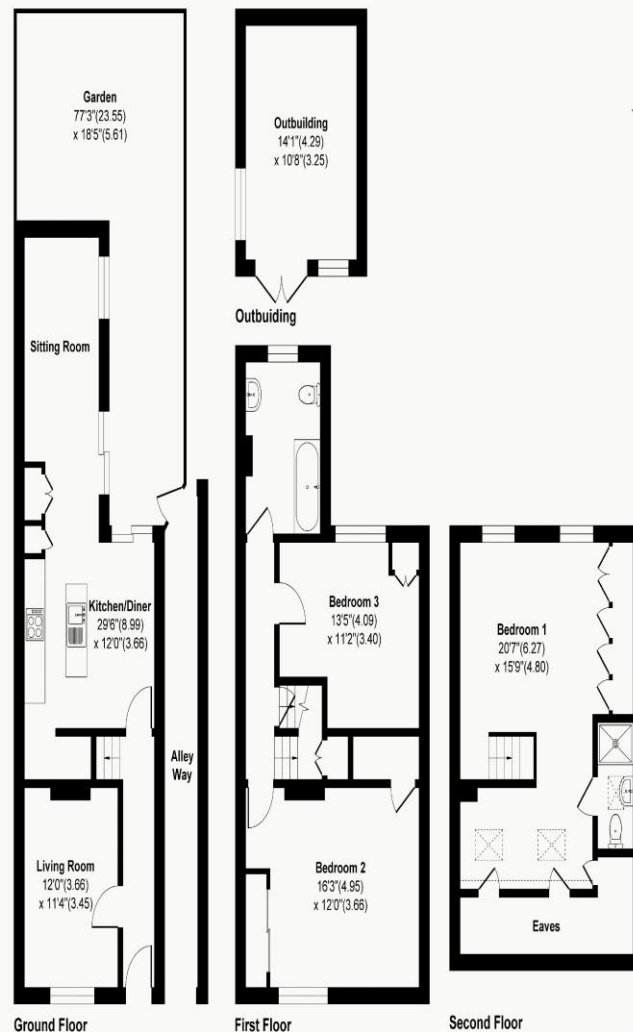
Victoria Road, Addlestone, Surrey, KT15

Approximate Gross Internal Area = 1,295 sq ft / 120.30 sq m

Outbuilding = 150 sq ft / 13.93 sq m

Total = 1,445 sq ft / 134.23 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for James Neave Estate Agents by FJcam Productions.



Set on a no-through road in the heart of Addlestone, this exceptional three-bedroom terraced home has been thoughtfully extended and modernised to an impeccably high standard throughout. Perfectly balancing sleek contemporary finishes with warm, inviting details, the property offers versatile, turn-key living space designed around modern lifestyle needs. Upon entering, you are welcomed by a charming front living room centred around a cozy log burner fireplace, an ideal retreat for quiet evenings. Moving towards the rear, the home seamlessly opens up into an impressive open-plan kitchen and dining space that leads directly into a beautiful additional family space. This bright, sociable hub features striking corner sliding doors that effortlessly blend indoor and outdoor living by opening onto the rear grounds. The upper floors are equally well-appointed. On the first floor, you will find two spacious double bedrooms, both benefiting from fitted built-in wardrobes, alongside a sleek, modern family bathroom. The top floor houses a superb loft extension, creating a generous third double bedroom complete with, air conditioning, built-in wardrobes, eaves storage, and a luxurious en-suite shower room. Outside, the property features a large south-westerly facing rear garden, perfectly positioned to make the most of afternoon and evening sun. The garden includes a paved patio area ideal for al fresco dining, a well-maintained lawn, and a versatile summer house at the far end, offering excellent potential as a home office, gym, or garden retreat. To the front, off-street parking is equipped with a dedicated EV charging point. Situated just a short distance from local shops, the Tesco Superstore, Addlestone train station, and Junction 11 of the M25, this impressive home delivers complete convenience and quality from top to bottom. 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.