

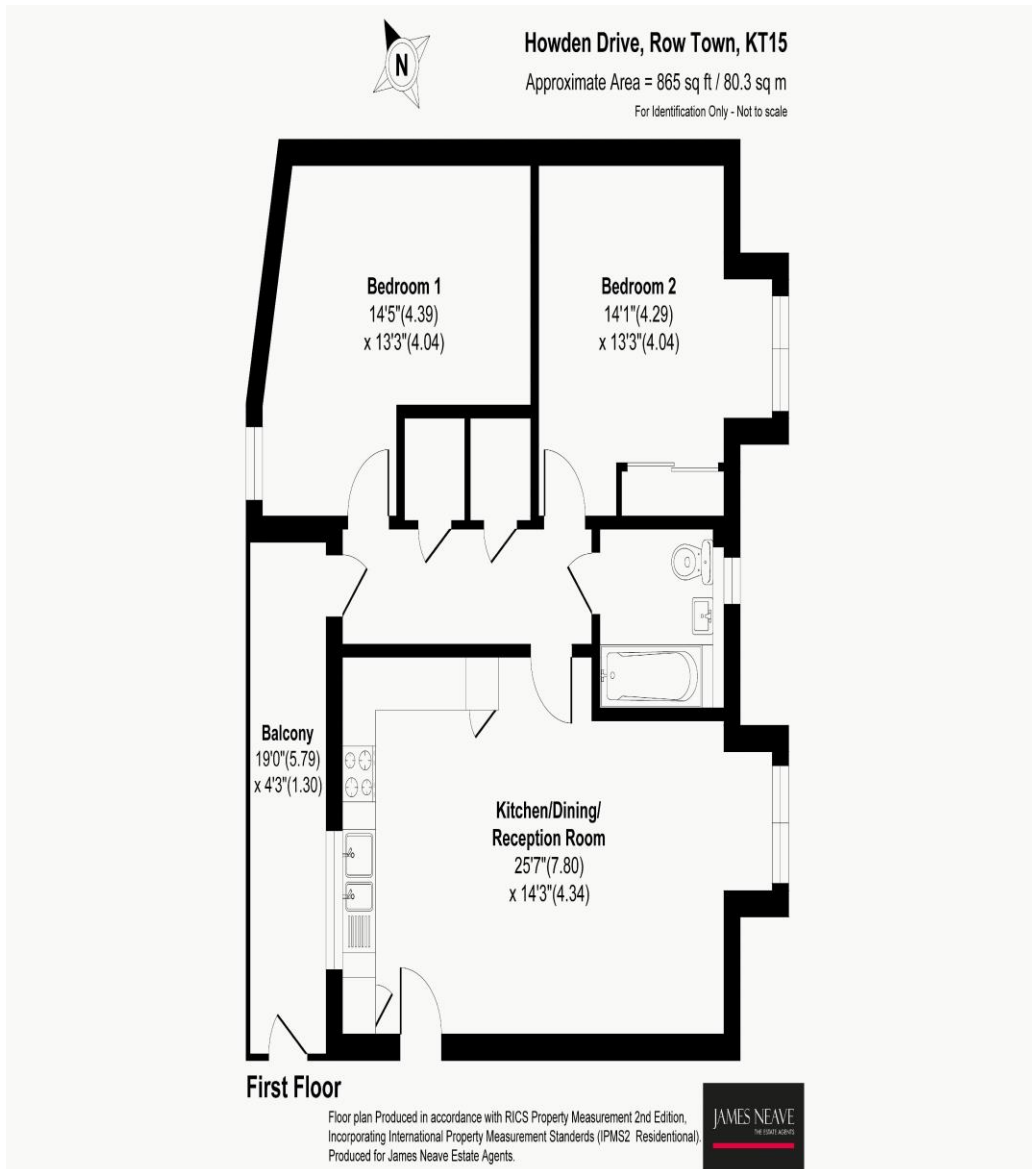
JAMES NEAVE
THE ESTATE AGENTS



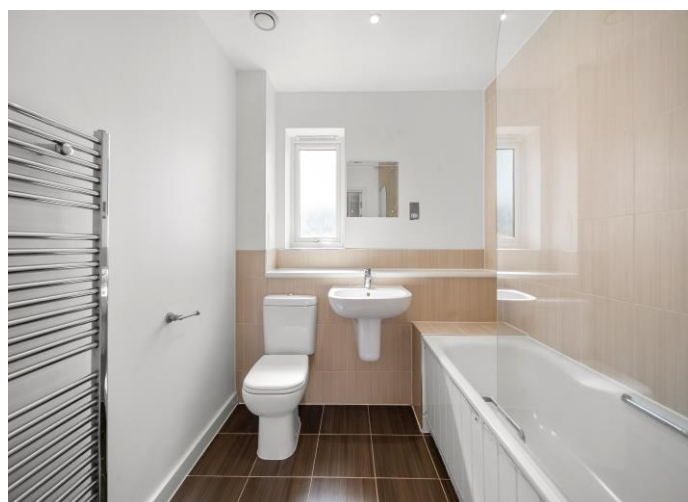
28 Howden Drive Row Town Surrey KT15 1EA

£280,000





This nicely presented two-bedroom first-floor maisonette offers a fantastic opportunity for a variety of buyers, available to purchase traditionally or through a 40% shared ownership scheme. Boasting an impressive layout of over 850 square feet, the property offers an exceptional amount of floor space throughout. Upon entering, you are welcomed by a large, inviting hallway complete with two substantial storage cupboards that are perfect for keeping the home clutter-free. The heart of the property is the open-plan living room and kitchen, which provides a sizable cooking area equipped with mainly integrated appliances, abundant worktop surfaces, and excellent cupboard space. Adding to the property's flexibility, the living space includes an additional front door leading out into the communal hallway; while currently not in use, it can be easily recommissioned if desired. Both bedrooms are generous doubles, and they are well-served by a modern bathroom. Residents also enjoy the use of a balcony terrace, perfect for stepping outside for some fresh air. Further benefits to this modern home include gas central heating and full double glazing throughout. With an excellent EPC Rating of B and Council Tax Band C, this property ensures highly cost-effective and energy-efficient day-to-day living. Externally, the maisonette comes with one allocated parking space alongside further visitor spaces available on-site. Situated in a popular residential estate, the home is ideally located close to peaceful woodland walks and excellent local village amenities. Row Town is highly regarded for its fantastic local primary schools, popular village pub, and nearby garden centre, whilst also offering swift, convenient access to the M25 and St Peter's Hospital. EPC Rating B.



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.