



**20 Roakes Avenue, Addlestone, Surrey, KT15 2EZ**

**£525,000**





## Roakes Avenue, Addlestone, KT15

Total area: approx. 97.7 sq. metres (1051.6 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Offered for sale with no onward chain, this extended three/four-bedroom semi-detached home is set in a popular and quiet location. Presented in great condition throughout, the property offers modern fittings and a layout ideal for modern family living. The ground floor has been extended to the rear to create a spacious kitchen/diner with a central island, perfect for entertaining, with double doors opening onto the garden. There is a comfortable living room to the front with open fireplace, a welcoming entrance hall with a W.C., and access to the converted garage which can be used as a bedroom, playroom or study. Upstairs are three bedrooms, with the main benefiting a fitted wardrobe, and a family bathroom with shower over bath, along with further storage including the loft. Outside, the property benefits from a generous rear garden with patio, lawn and mature planting, and off-street parking for several cars to the front. The home is located on the Chertsey side of the Woburn Hill roundabout and is well placed for popular local schools including St Anne's, Stepgates, Salesians and Chertsey High. Chertsey mainline station is under one mile away, with easy access to the M25 and good links to Heathrow and Gatwick. Amenities in both Addlestone and Chertsey are close by. 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.