



24 Katherine Close Row Town Surrey KT15 1NX

Offers Over £540,000



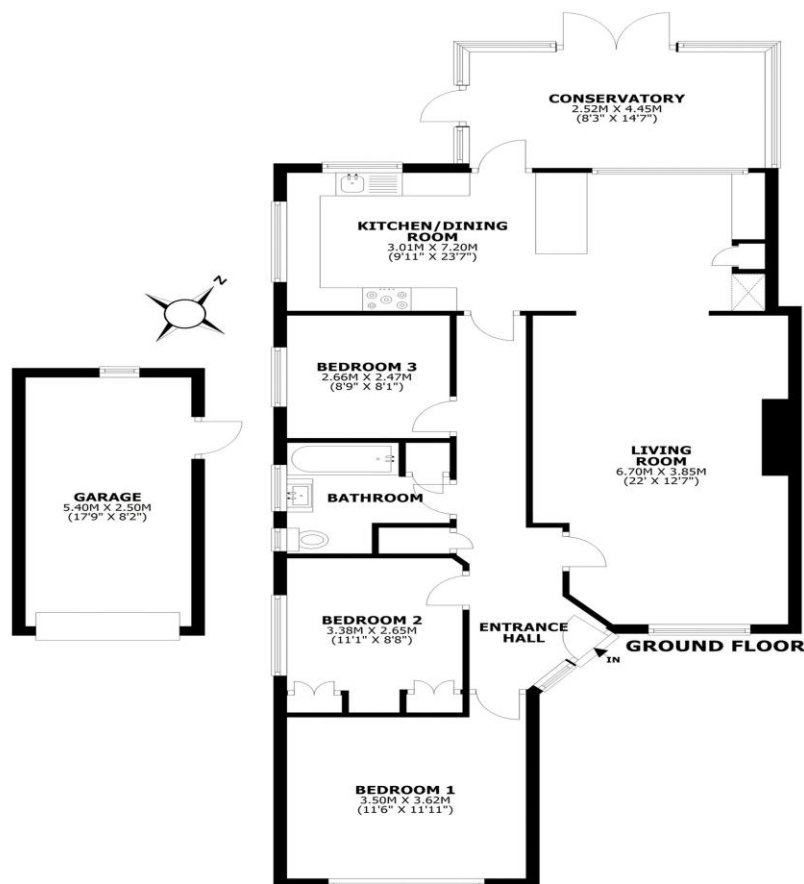


Katherine Close, Addlestone, KT15

Total internal area: approx. 118.9 sq. metres (1279.9 sq. feet)

Main area: approx. 105.4 sq. metres (1134.6 sq. feet)

Garage: approx. 13.5 sq. metres (145.3 sq. feet)



This floorplan is for illustrative guidance only and is not to be 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.

Situated in the heart of the highly sought-after Row Town Village, this impressive three-bedroom semi-detached bungalow offers a deceptive amount of living space and is presented in excellent decorative order throughout. Positioned at the end of a quiet cul-de-sac, the property provides an ideal retreat while remaining just a short walk from the local amenities of Ongar Parade. The accommodation is designed with versatility in mind, featuring three well-proportioned bedrooms and an expansive living area. A bright and spacious front living room serves as a wonderful space for relaxation, leading through to a functional kitchen-diner and a rear conservatory. This layout creates a natural flow through the home, offering multiple reception areas that cater perfectly to both family life and entertaining. The property also benefits from modern technical upgrades, including a combi-boiler neatly housed in the loft, with a filling loop handily located on the ground floor for ease of use. The exterior of the property is equally impressive. To the front and side, there is ample off-street parking leading to a convenient garage. The rear garden is a standout feature, offering a large lawn and a paved patio area ideal for outdoor dining. Because the home backs directly onto open school playing fields, the garden enjoys a rare sense of openness and is not overlooked from the rear, ensuring complete privacy. Living in Row Town offers a unique village lifestyle with the benefit of superb connectivity. Residents enjoy easy access to popular local schools, a charming bistro pub, and a nearby garden centre, all while being surrounded by scenic walking routes. For those needing to travel further afield, the M25 (Junction 11) is just a short drive away, and the nearby town centres of Addlestone and Woking provide comprehensive shopping and rail links into London. EPC Rating D.



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.