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Woodham Lane  
Addlestone,

Johnson & Jones

# 152 Woodham Lane Addlestone, KT15 3NH

**Guide Price £500,000**

This exceptional semi-detached residence on the prestigious Woodham Lane delivers a superb combination of versatile living space and exciting scope to customise.

At the heart of the ground floor are three distinct reception areas, including a welcoming front-facing sitting room and an extended rear lounge that opens directly into a sun-drenched conservatory. The extended kitchen offers a fantastic canvas for home cooks, with incredible scope to knock through the back of the house to create a dramatic, contemporary open-plan entertaining zone, subject to the usual consents.

The first floor hosts three excellent bedrooms, comprising two sizeable doubles and a larger-than-average single room perfectly suited for a child's bedroom or a quiet study. The family bathroom is fully tiled with a white three-piece suite, chrome fixtures and a shower above the bath.

The outdoor space is a major selling point, beginning with a generous block-paved frontage that easily accommodates parking for multiple vehicles, alongside a secure integral garage with power and rear pedestrian access. The deep rear garden has been smartly landscaped for year-round enjoyment, featuring an entertaining patio, a pristine artificial lawn, and a raised decking area at the far end. Furthermore, a substantial timber summer house equipped with power and lighting offers the perfect bonus space for a detached home office, fitness studio, or games room.

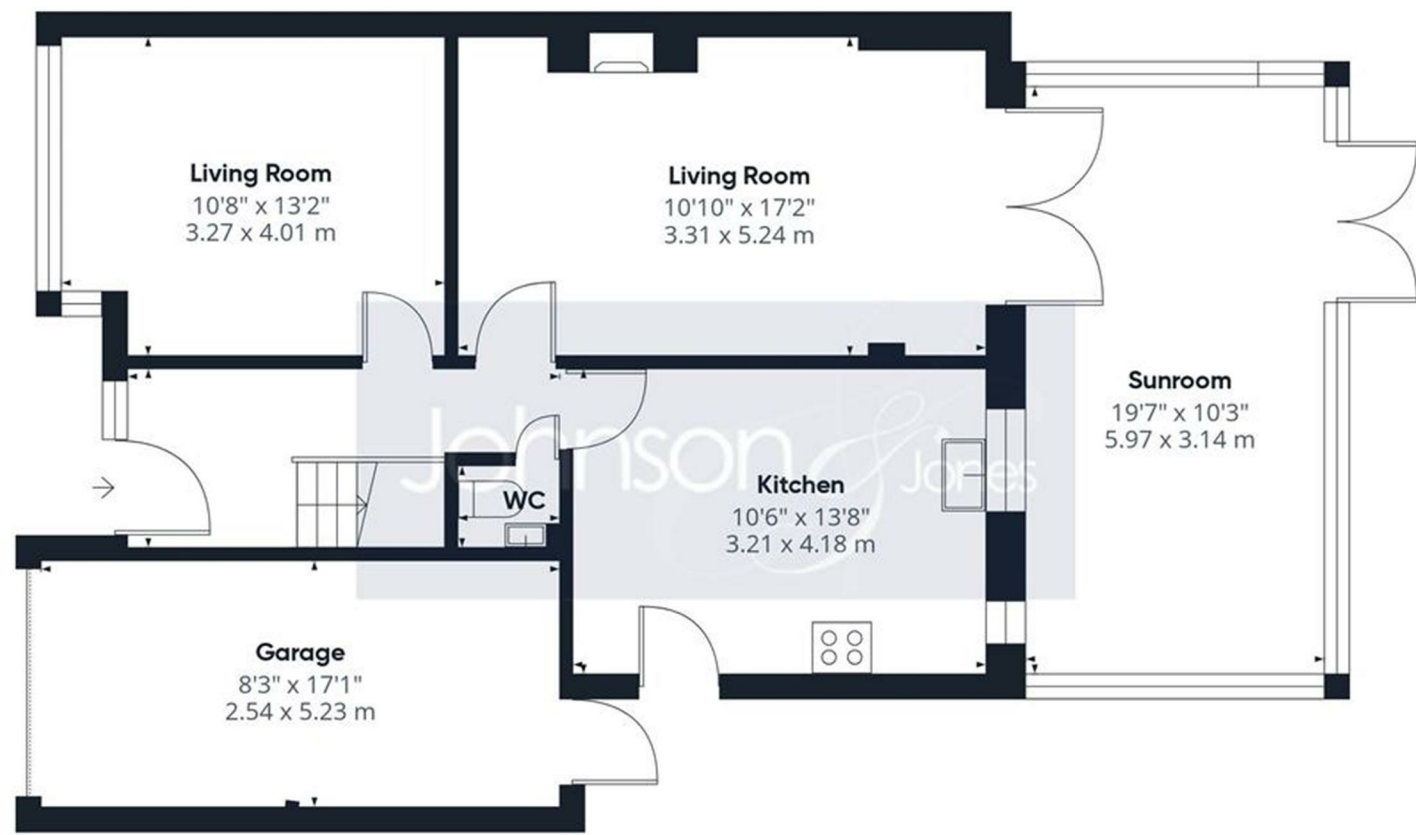
Positioned in a premier New Haw location, the property is just moments from high street amenities and a convenient 1.1-mile walk to Byfleet & New Haw station for a swift commute into London Waterloo. This is a standout choice for buyers demanding space, location, and the freedom to put their own stamp on a home.

Tenure: Freehold



Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
1440 ft<sup>2</sup>  
133.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



10 London Street, Chertsey  
Surrey, KT16 8AA

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