



Garden Close, Addlestone, KT15 2PT



Presented in excellent order throughout, this extended three-bedroom semi-detached family home offers spacious and versatile accommodation, complete with ample off-street parking and private rear garden. Tucked away in a quiet cul-de-sac, the property enjoys a highly convenient location within walking distance of the town centre and railway station, while Weybridge town centre is just over a mile away.

The ground floor comprises a welcoming entrance porch, a bright and airy living room which opens on to the dining room with bi-fold doors out to the garden, a modern dual-aspect kitchen and a separate front aspect reception room ideal as a study or guest bedroom, all thoughtfully arranged to suit modern family living.

Upstairs, the property features an impressive principal bedroom with fitted storage and an en-suite bathroom with separate shower, two further double bedrooms, each benefitting from fitted wardrobes, and a fully tiled family bathroom.

Externally, the front of the property offers an attractive garden alongside a block-paved driveway providing ample off-street parking and gated side access to the rear garden. The rear garden enjoys both patio and lawned areas, ideal for entertaining and family use, together with access to an outbuilding with bi-fold doors which is currently used as a gym however could as easily be used as potential workspace, as an additional family room or storage.

Freehold



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Approximate Area = 1121 sq ft / 104.0 sq m

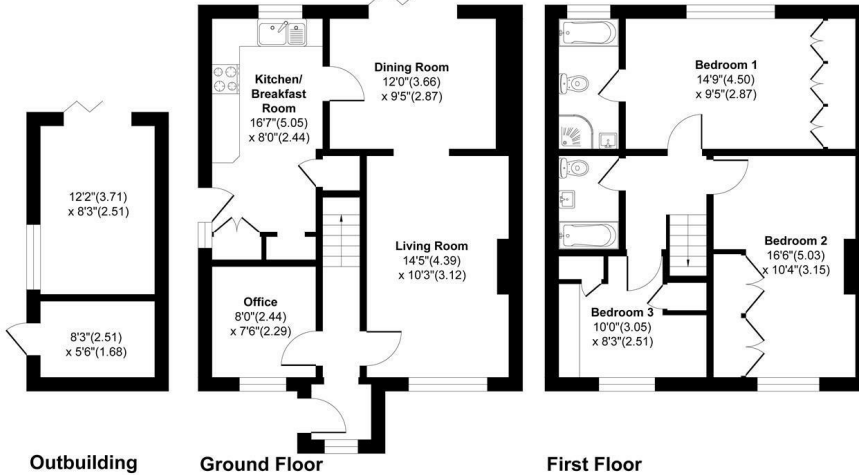
Outbuilding = 150 sq ft / 13.9 sq m

Total = 1271 sq ft / 117.9 sq m

For Identification Only - Not to scale



Garden
35'7" (10.85)
x 30'7" (9.32)



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Grants Homes Agents.



EPC Rating: 63 D

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