JAMES NEAVE
THE ESTATE AGENTS



30 Liberty Rise Row Town Surry KT15 1NU

£450,000





LIBERTY RISE, ROW TOWN, SURREY, KT15



Approximate Gross Internal Floor Area : 82 m sq / 880 sq ft
Garage Area : 17 m sq / 180 sq ft
Total Area : 99 m sq / 1060 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Situated in the desirable setting of Row Town, Surrey, a three-bedroom semi-detached home offered to the market with the distinct advantage of no onward chain. Perfectly placed for local village amenities and well-regarded local schools, including Ongar Place and Holy Family, this property combines an exceptional location with tremendous potential. Externally, the home boasts generous off-street parking alongside a private garage, providing ample space for multiple vehicles. Step inside to a welcoming entrance hallway featuring a convenient downstairs cloakroom and practical understairs storage. The ground floor layout flows thoughtfully, starting with a spacious kitchen positioned to the side of the home that offers an abundance of cupboard and worktop space alongside a side external door for easy access. Spanning the rear of the property is a spacious living room, large garden doors fill the space with natural light and open directly onto the south-facing rear garden. Upstairs, the property features three well-proportioned bedrooms alongside a family bathroom. Access to the loft space via a pull-down ladder offers further practical storage solutions. The sunny south-facing garden currently enjoys a low-maintenance design, though it can easily be transformed back into a traditional lawned sanctuary. Direct access to the rear of the garage adds further versatility; the garage itself is well sized and presents clear scope for future conversion, subject to standard planning consents. While perfectly liveable as is, the property presents a fantastic opportunity for buyers looking to modernise and potentially extend to create their dream family home. EPC Rating TBC.








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.