



AR

ALEXANDER RUMSEY
REAL ESTATE

Audley Close, Addlestone, KT15

Guide Price £500,000

🛏️ 2 🚿 1 🚗 2



NO CHAIN Nestled at the end of a quiet cul-de-sac in the highly sought-after location of Audley Close, Addlestone, this semi-detached two-bedroom bungalow presents a rare opportunity for buyers seeking a home with excellent scope to modernise, extend, and add value (subject to the usual planning consents).

Offered to the market with no onward chain, the property occupies a generous plot and enjoys a peaceful setting, making it ideal for downsizers, families, developers, or those looking to create their dream home.

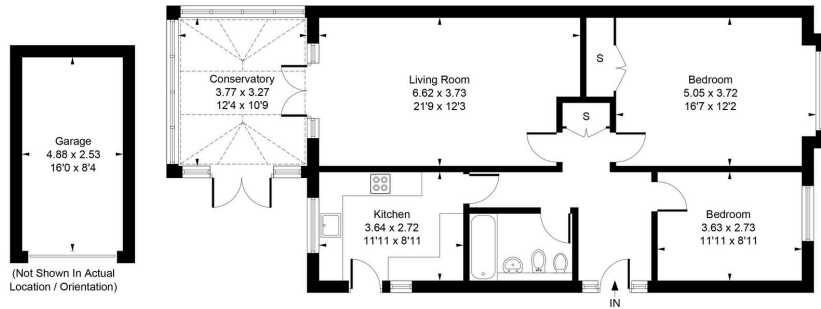
The existing accommodation extends to approximately 1,032 sq ft (95.9 sq m) and comprises a welcoming entrance hall, a spacious dual-aspect living room, fitted kitchen, two well-proportioned double bedrooms, family bathroom, and a bright conservatory overlooking the rear garden. A detached garage provides additional storage and parking options.

Externally, the property benefits from a substantial frontage with ample off-street parking and a private rear garden offering a good degree of seclusion. The generous plot and bungalow footprint provide significant potential for extension and reconfiguration, whether through rear, side, loft or replacement development opportunities, all subject to obtaining the necessary planning permissions.

Conveniently located within easy reach of Addlestone town centre, local shops, schools, transport links and amenities, this is a property that combines immediate comfort with exciting future possibilities.



Approximate Gross Internal Area = 95.90 sq m / 1032 sq ft
Garage = 12.72 sq m / 137 sq ft
Total = 108.62 sq m / 1169 sq ft



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Semi-detached two-bedroom bungalow
- Quiet cul-de-sac location
- Offered with no onward chain
- Approx. 1,169 sq ft of accommodation
- Spacious living room and conservatory
- Private rear garden
- Large driveway providing ample parking
- Excellent scope for extension and improvement (STPP)
- Detached garage
- Convenient access to local amenities and transport links

