



Frairdale House, 44a School Lane Addlestone Surrey KT15 1TA

£695,000



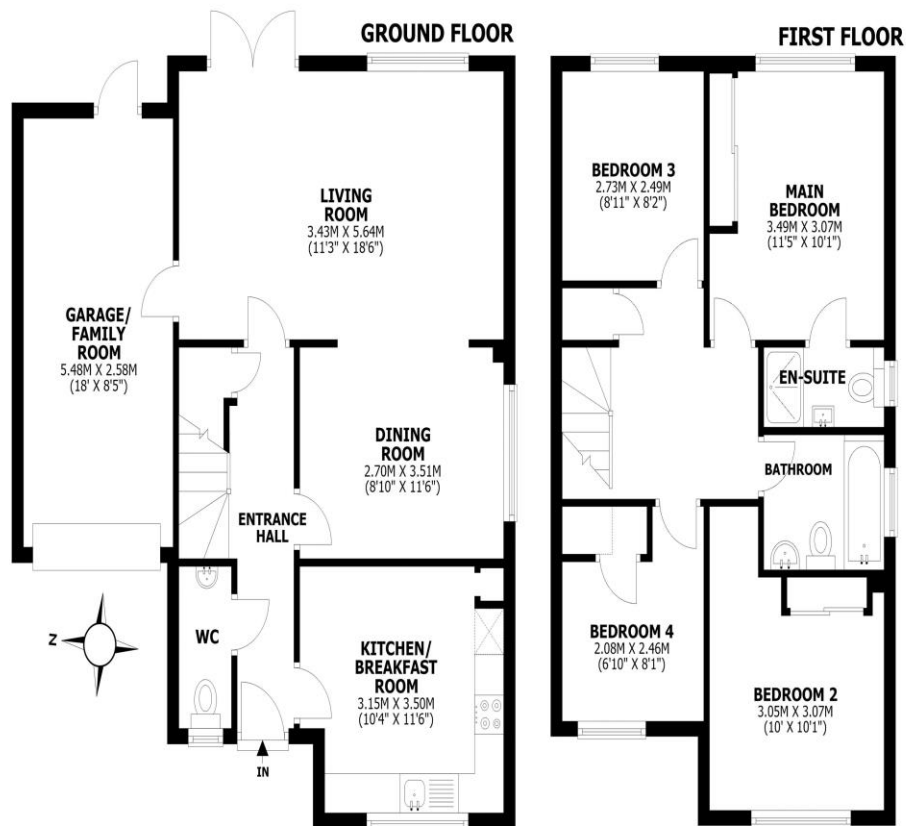


School Lane, Addlestone, KT15

Total internal area: approx. 116 sq. metres (1248.5 sq. feet)

Main area: approx. 101.9 sq. metres (1096.6 sq. feet)

Bonus Room: approx. 14.1 sq. metres (151.9 sq. feet)



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

Friardale House is an impressive link-detached four-bedroom residence, perfectly situated on a well-established residential road in the heart of Addlestone. Presented in move-in ready turnkey condition throughout, this modern family home offers an ideal blend of stylish contemporary design, functional living space, and practical day-to-day convenience. Upon entering the ground floor, you are welcomed by a bright layout designed for both relaxing and entertaining. Positioned at the front of the home, the well-proportioned kitchen features an abundance of cupboard storage and generous worksurface space, complemented by a convenient downstairs cloakroom off the main hall. To the rear, the expansive principal living room creates a warm and inviting hub, complete with an offset dining area for formal meals. Doors seamlessly open out onto the outdoor space beyond. Positioned conveniently off the living area is access to the garage, which has been cleverly converted to create additional dynamic living space, ideal for a home office, playroom, or snug, while easily retaining the option to be converted back into a traditional garage if preferred. Upstairs, the accommodation continues to impress with a light and airy landing leading to four well-appointed bedrooms, offering ample built-in storage solutions. The principal bedroom boasts its own private en-suite bathroom, while the remaining bedrooms are served by a family bathroom. Extra practical storage is easily accessed via the loft hatch on the landing, with pull down ladder for convenience. Outside, the property continues to excel. The front provides plenty of off-street parking complete with an EV charging point. To the rear, the beautiful easterly facing landscaped garden has been thoughtfully designed as a dedicated haven for outdoor entertaining, featuring multiple seating areas and an impressive hot tub that is included within the sale. The location is ideal for family life and commuters alike. Families are spoiled for choice with highly regarded local schooling, including St Paul's Primary School and Jubilee High Secondary within easy reach. Addlestone town centre offers a vibrant mix of everyday amenities, including a major Tesco Superstore, a multi-screen cinema, and beautiful public parks. Commuters will also appreciate the effortless connectivity, with swift road access nearby directly to Junction 11 of the M25. EPC C.



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.