

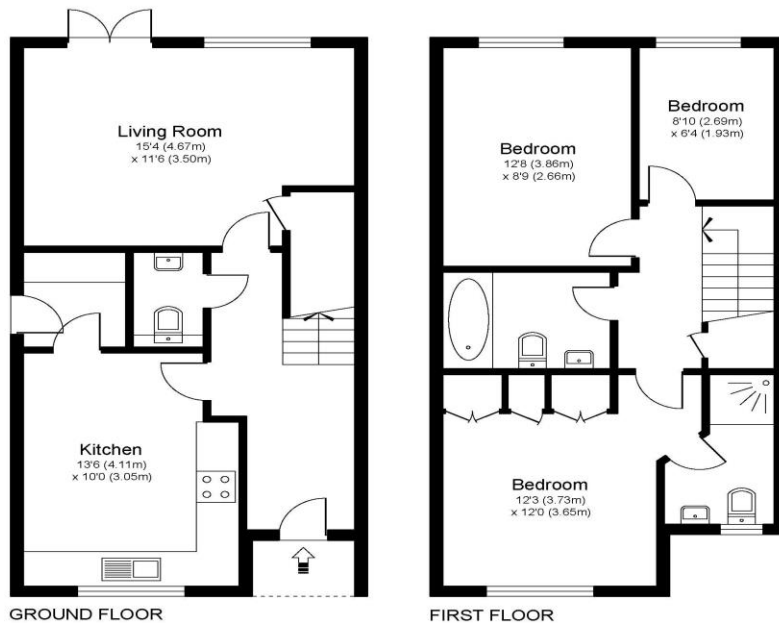


1 Kings Gate, Addlestone, Surrey, KT15 1UD

£465,000



KINGS GATE, ADDLESTONE, SURREY, KT15



Approximate Gross Internal Floor Area: 87 m sq / 940 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.

Set within a private gated development in the heart of Addlestone, this home offers a sophisticated blend of modern living and suburban convenience. Presenting a fantastic opportunity for families or professionals seeking a secure and stylish residence. The property immediately distinguishes itself with its end-of-terrace position, providing valuable extra side space externally that allows for discreet bin storage and easy garden access. Upon entering, the home reveals a thoughtfully designed layout that prioritises both space and functionality.

The heart of the home features a spacious kitchen complemented by a highly desirable separate utility room, keeping the main living areas clutter-free. For added convenience, the ground floor includes a cloakroom, while the upper floor houses three bedrooms. The master suite benefits from built in wardrobes and a private ensuite shower room, serving alongside a modern family bathroom to cater to a busy household. The interior comfort is maintained year-round by gas central heating and full double glazing. For those requiring extra storage, the property provides easy access to a loft space equipped with a fitted ladder. Moving outside, the easterly facing rear garden captures the morning and early afternoon sun, creating an ideal setting for outdoor dining or relaxing in a peaceful, gated environment. Practicality is a cornerstone of this property, which includes two allocated parking spaces. Its

location is perfectly suited for modern lifestyles, situated within walking distance of Addlestone town centre's shops and reputable schools. Commuters and healthcare professionals will particularly appreciate the proximity to St Peter's Hospital and the quick access to Junction 11 of the M25, ensuring excellent connectivity to the wider Surrey area and London. EPC Rating 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.