



9 Woodlands Park Addlestone Surrey KT15 1AG

£695,000



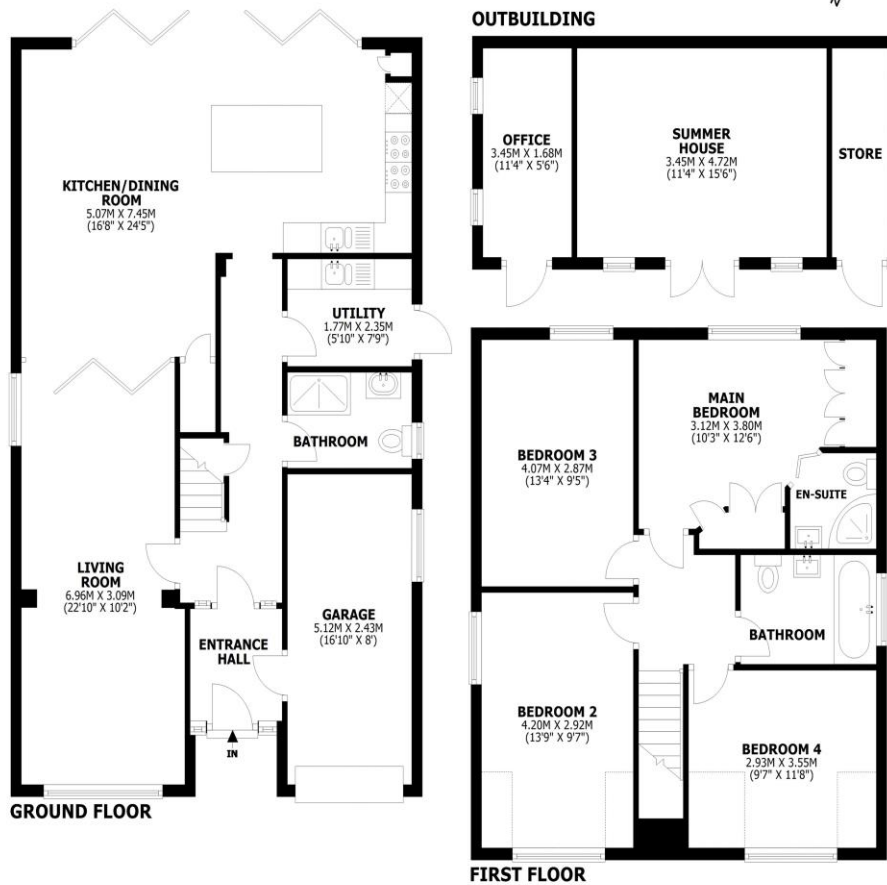


Woodlands Park, Addlestone, KT15

Total internal area: approx. 176.2 sq. metres (1896.4 sq. feet)

Main area: approx. 137.2 sq. metres (1476.6 sq. feet)

Garage: approx. 12.4 sq. metres (133.9 sq. feet), Outbuilding(s): approx. 26.6 sq. metres (285.9 sq. feet)



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

Set within a desirable cul-de-sac location in Addlestone, this lovely four-bedroom detached home offers the perfect blend of comfortable family living and exceptional, versatile space. The heart of the home is the bright and spacious open-plan living area, featuring a contemporary kitchen diner to the rear with bi-fold doors that flood the space with natural light and open directly onto the garden. With four double bedrooms, this property is ideally sized for a growing family. Practicality is a key highlight, boasting three bathrooms in total—two modern suites upstairs and a third conveniently located on the ground floor. Externally, the property enjoys a wonderful south-facing rear garden, a true suntrap perfect for relaxing and entertaining. A large garden cabin serves as a massive asset, currently divided into three separate sections to provide a fantastic home office, additional living space, and storage.

Furthermore, the integral garage is currently utilized as a home gym, offering yet another flexible space to suit your lifestyle. To the front, there is plenty of off-street parking. Energy efficiency is a major feature of this home, which benefits from recently installed, fully owned solar panels and a battery storage system. This setup offers the incredible advantage of storing energy to significantly reduce household bills, alongside the ability to sell surplus power back to the grid. The property is perfectly positioned for convenience, sitting close to local schools, shops, and amenities, with easy access to the M25 (Junction 11) and St Peter's Hospital. This is a beautiful home ready for its next

family. 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.