JAMES NEAVE
THE ESTATE AGENTS



8 Woodlands Park Addlestone Surrey KT15 1AG

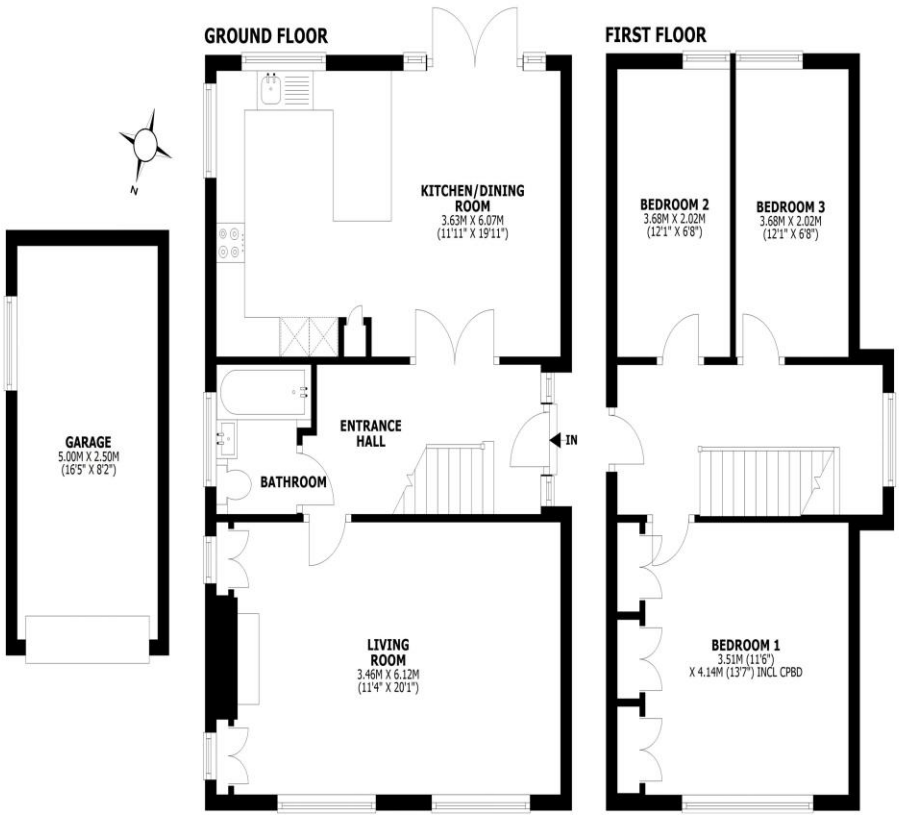
£585,000





Woodlands Park, Addlestone, KT15

Total internal area: approx. 108 sq. metres (1162.5 sq. feet)
Main area: approx. 95.5 sq. metres (1028.0 sq. feet)
Garage: approx. 12.5 sq. metres (134.5 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 replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Tucked away in a highly desirable cul-de-sac, a charming three-bedroom detached home with off street parking, garage and south facing garden. This pretty residence offers a fantastic balance of quiet residential life and excellent connectivity, with easy access to the M25 at Junction 11 and the bustling town centres of both Addlestone and Woking. The property is ideally placed for families, being just a short distance from popular local schools, village shops, a local pub, and a nearby garden centre. The ground floor layout is designed for both comfort and functionality, featuring a large, welcoming living room at the front of the house that provides a bright space for relaxation. To the rear, the kitchen-diner serves as the social heart of the home, boasting a fully integrated kitchen and ample space for a family dining table, perfect for hosting friends or enjoying evening meals. The ground floor is also home to a well-appointed family bathroom. Upstairs, the property offers three bedrooms, including a spacious primary double room complete with convenient built-in wardrobes. Outside, the property truly shines with a private, south-facing rear garden that acts as a sun trap throughout the day. The exterior also offers significant practical benefits, including a garage to the side and plenty of off-street parking on the driveway. Whether you are looking for a peaceful retreat or a well-connected family hub, this home delivers on every front in one of the area's most popular locations. EPC Rating D.








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.