



Crockford Park Road, Addlestone, Surrey, KT15 2LP

£525,000

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A characterful semi-detached Victorian cottage located in a cul-de-sac walkable of Addlestone Town centre perfect for those looking to commute. The property is well presented offering further room to extend if required (STPP)

Entering the property, you are greeted by the hallway, enjoying wood flooring that runs throughout most of the downstairs. Accessible via the hallway are the bay fronted living room with stunning feature fireplace, downstairs w/c and dining room with double doors leading outside.

To the rear is the kitchen with stylish high gloss units, ample space for appliances and double doors out onto the rear decking area.

Stairs lead to the first floor landing where you will find the large master bedroom with walk in dressing area behind the wall, a further double and good sized single room are also accessed from the landing. The bedrooms are all serviced by the stylish and fully tiled family bathroom which offers a low-level WC, pedestal hand basin and panel enclosed bath with shower overhead.

Externally there is a private rear garden mainly laid to lawn with decking area and has access into the summer house, which offers power and heating via electric radiators. Residents parking can be found on the road.

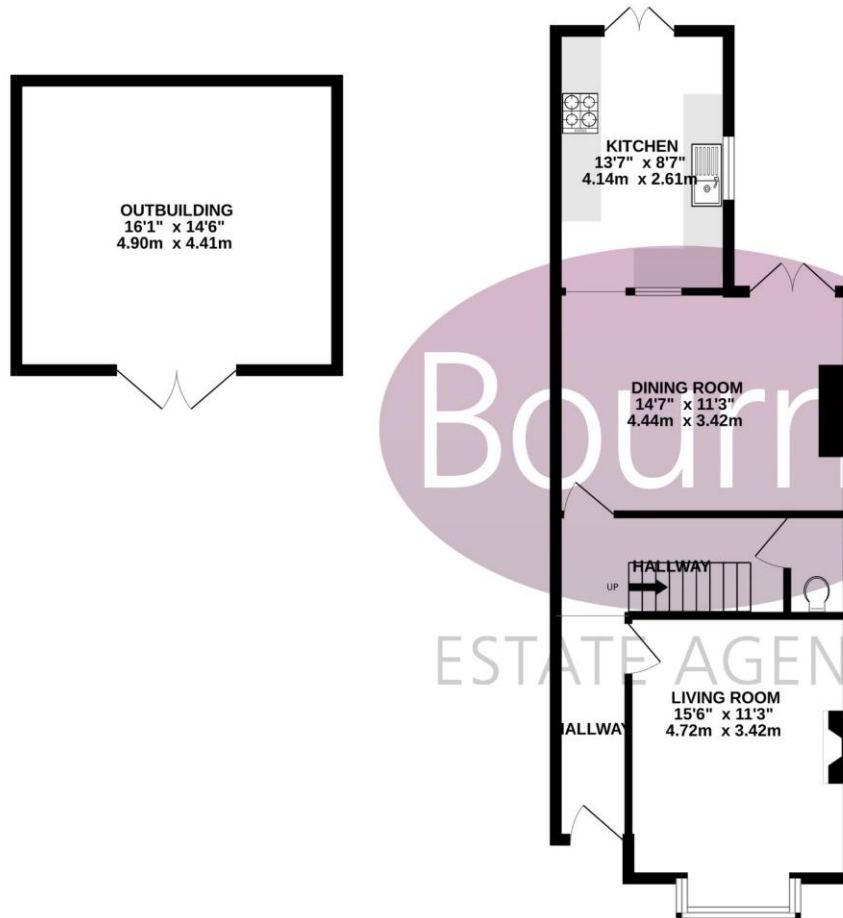
Council tax band E - £2,652.92

- Three bedrooms
- Semi-detached house
- Re-fitted bathroom
- On road parking
- Character features
- Close to Addlestone high street
- Walking distance to station
- Outbuilding with power

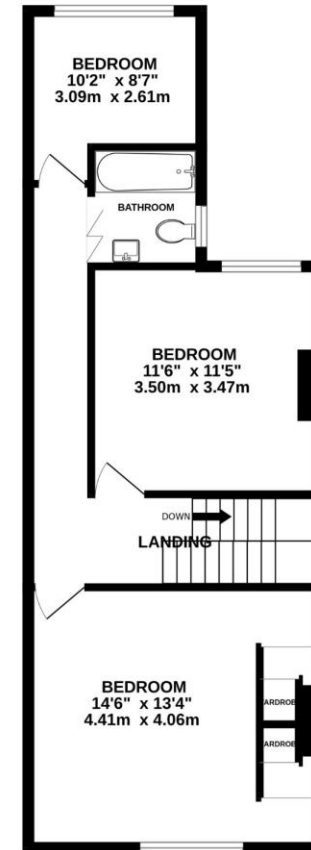


Floorplan

GROUND FLOOR



1ST FLOOR

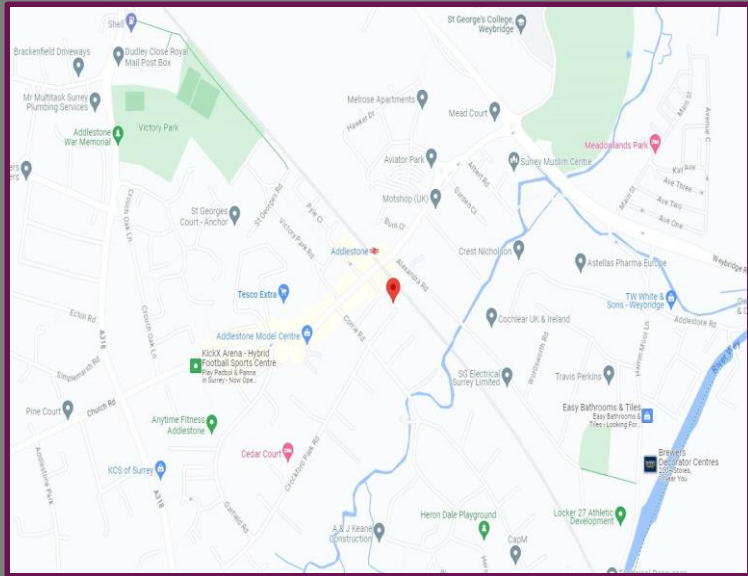


TOTAL FLOOR AREA: 1304 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Location

Addlestone is an attractive commuter town southwest of London and lies just within the M25 motorway. Addlestone mainline station has a regular service to London Waterloo and the M25 (Junc. 11) is about 1 mile away giving access to the motorway network. The local area offers a good range of primary and secondary schools, including St Georges College, and there is a wide choice of recreational facilities including sport clubs and health centres such Addlestone Health Centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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