



Liberty Lane, Addlestone, Surrey, KT15 1NL

£525,000



# Liberty Lane, Addlestone, Surrey, KT15 1NL

Sitting on a secluded plot in a sought after street in Addlestone, this detached 4 bedroom bungalow offers spacious living accommodation and tremendous scope for modernisation and extension STPP.

The extended accommodation opens with a hallway with doors to each room. A front aspect living room has feature fireplace and bay window with dual aspect views across the front garden. To the rear of the property, a generous kitchen/breakfast room boasts a range of wall and base level units with integrated oven and hob with space for further appliances. There are four double bedrooms on offer, two of which have fitted wardrobes, The master with direct access and views of the garden. The bedrooms are serviced by a shower room including double shower cubicle and WC and hand basin in vanity.

Externally the property has a generous rear garden with patio and seating areas, mature trees and lawns. To the front there is driveway parking for multiple vehicles which leads to an oversized garage. The front gardens are home to several mature trees and areas of lawn.

Council Tax Band E - £2,777.65pa

- Detached bungalow
- Four double bedrooms
- Rear aspect kitchen/breakfast room
- Living room with bay window
- Shower room
- Generous garden
- Driveway parking
- Detached garage
- Secluded plot
- Potential to modernise/extend



# Floorplan

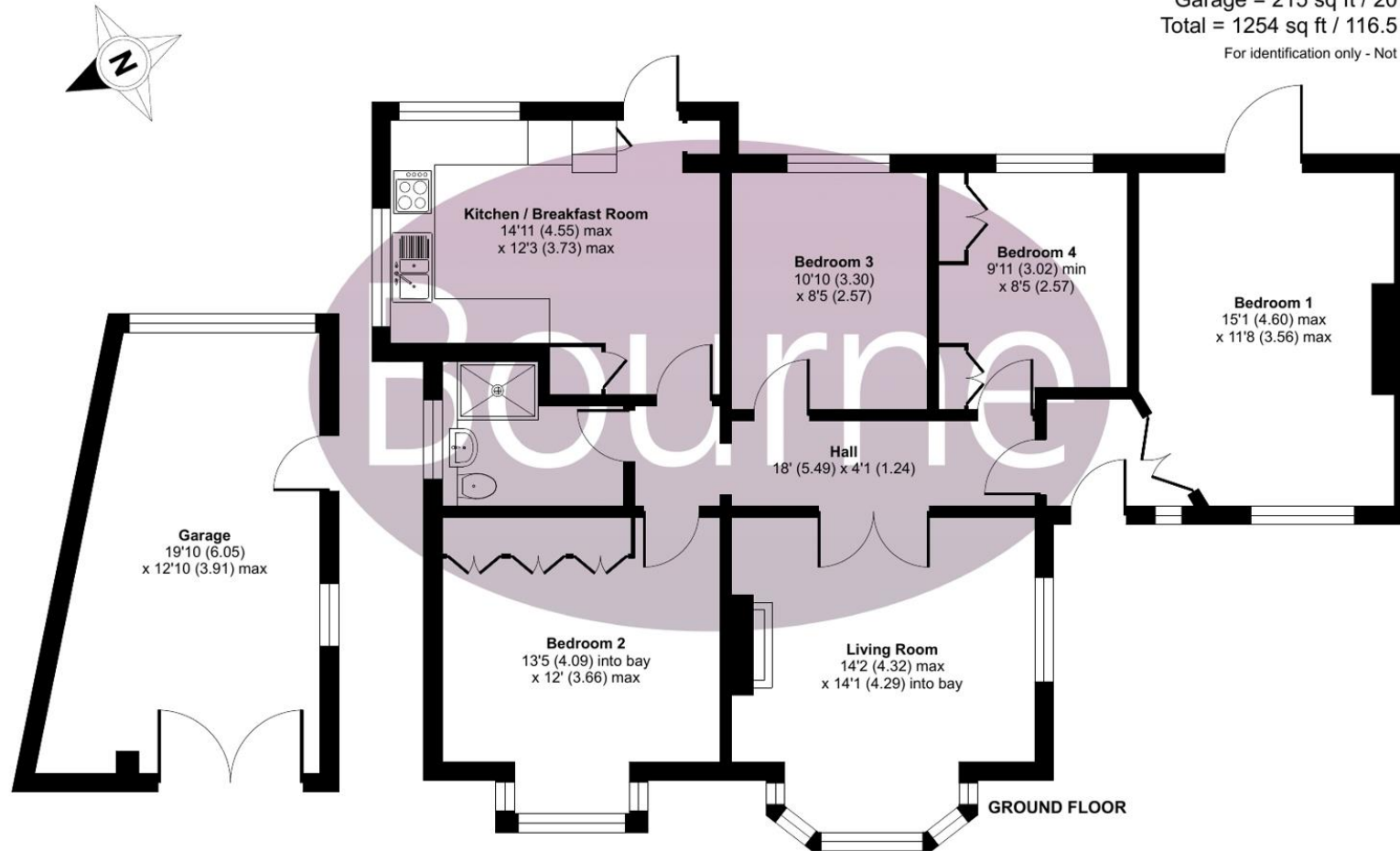
## Liberty Lane, Addlestone, KT15

Approximate Area = 1039 sq ft / 96.5 sq m

Garage = 215 sq ft / 20 sq m

Total = 1254 sq ft / 116.5 sq m

For identification only - Not to scale

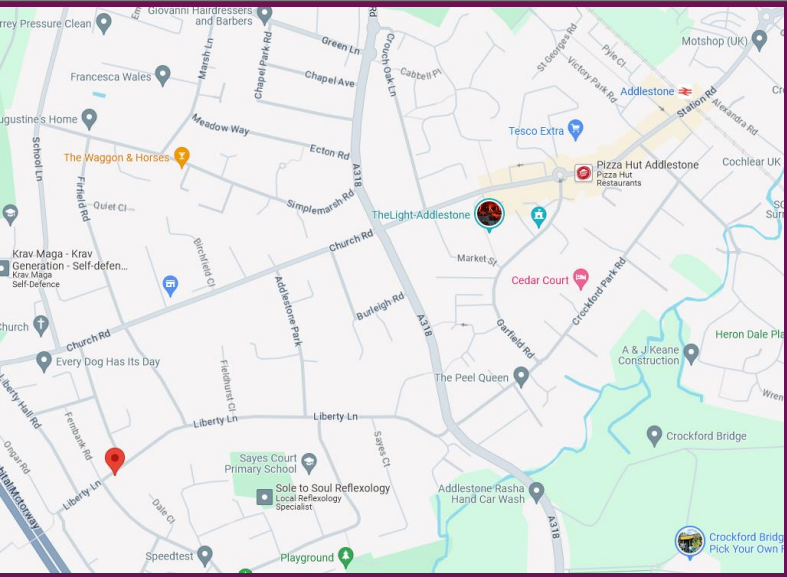


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1111523



# Location

Addlestone is an attractive commuter town southwest of London and lies just within the M25 motorway. Addlestone mainline station (0.2 miles away) has a regular service to London Waterloo and the M25 (Junc. 11) is about 1.5 miles 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	34	61
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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