



Derwent Close, Addlestone, Surrey, KT15 2JQ

A detached two bedroom house in a quiet cul de sac boasting excellent space presented in immaculate condition just a short walk from Addlestone station.

Entering into the property you are welcomed by a generous hallway with doors to each internal room. A front aspect kitchen is fitted with a stylish range of wall and base level units, worksurfaces over and integrated appliances with twin skylights above adding natural light to the room. The hallway leads to two reception rooms with the living room boasting smart wood laminate flooring and patio doors opening to the enclosed garden. Understairs storage and a downstairs WC completes the ground floor accommodation.

Upstairs there are two double bedrooms with built in wardrobes to the master bedroom. The bedrooms are serviced by a modern bathroom comprising bath with shower over, low level WC and hand basin in vanity unit.

To the rear there is an enclosed garden with side access and patio area for entertaining. The remainder of the garden is laid to lawn with mature shrub borders.

To the front there is a driveway for several cars. Addlestone Moor is a short distance away and perfect for those who enjoy the outdoors.

- Detached house
- Two double bedrooms
- Modern fitted kitchen
- Two reception rooms
- Downstairs WC
- Upstairs family bathroom
- Enclosed rear garden
- Driveway parking
- Cul-de-sac location
- Close to Addlestone station

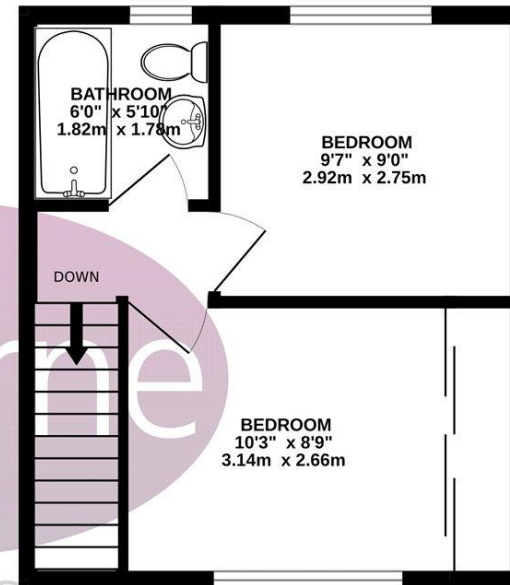


Floorplan

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.

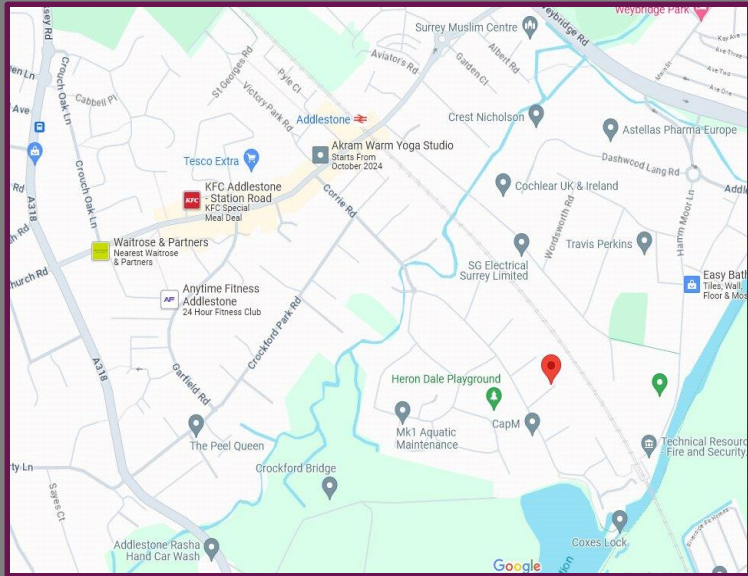


TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.

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.
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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 as Addlestone Health Centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	62	
(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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