

Absolute Homes



Addlestone Moor

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Guide Price **£449,950 (Freehold)**

DESCRIPTION

We are pleased to bring to the market this Victorian 2 double bedroomed home having the benefit of 2 bathrooms, 2 large reception rooms, a fitted kitchen breakfast room leading out to a 75 foot secluded garden. The property has 2 parking spaces on the front drive.

This home is presented in very good order with bright and spacious accommodation arranged over 2 floors covering 1020 sq ft. There are fitted plantation shutters to the majority of windows, a country style kitchen, wood burning stove in the lounge and well maintained rear garden.

The property is located in a quiet row of houses that are rarely on the market and is 1.3 miles from Chertsey High Street with its locally supported shops, trades, restaurants and pubs. There are a number of parks and open spaces nearby together with towpath walks along the River Thames.

Chertsey Railway Station serving London is 1.4 miles away and Weybridge Station 2.5 miles away with journey times to London Waterloo ranging between 30 and 40 minutes. Access to the M25 at junction 11 is 1.2 miles away leading to the motorway networks of M3, M4, A3 and Heathrow airport is within 9 miles.

Viewing is strongly recommended to avoid missing out on this seldomly available opportunity.

EPC: TBC
Council Tax: Band D
Council: Runnymede Borough Council
Tenure: Freehold
Postcode: KT15 2QJ

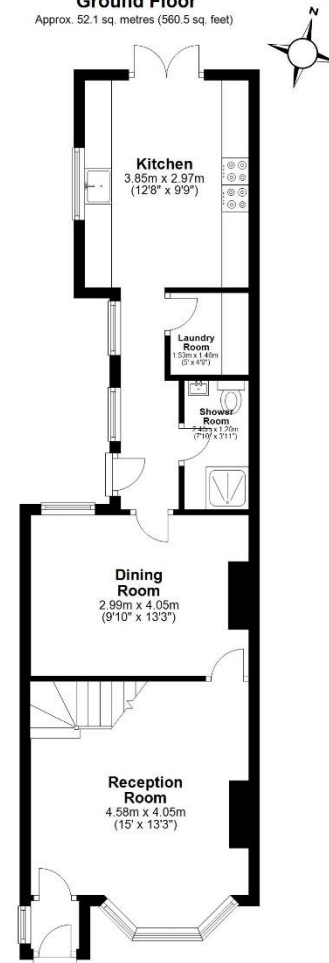








Ground Floor
Approx. 52.1 sq. metres (560.5 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 94.8 sq. metres (1020.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

