



## ADDLESTONE



**£475,000**

A fantastic opportunity to purchase this bungalow with potential to further develop (STPP), ideally situated for Addlestone town centre and amenities and must be viewed to be fully appreciated and benefiting from

- \* 2 Bedrooms \* Lounge \* Dining room
- \* Kitchen \* Shower room \* Separate toilet
- \* Development potential (STPP)

**01932 859898**

**FREE** NO OBLIGATION VALUATION

[www.edward-barclay.co.uk](http://www.edward-barclay.co.uk)

- HALLWAY:** Radiator, access to loft via hatch, power points, storage cupboards.
- LOUNGE:** 17'7" x 14'4" radiator, power points, feature fireplace with space for a wood burner, double glazed doors leading to the rear garden with double glazed windows either side.
- DINING ROOM:** 11'11" x 11' side aspect double glazed window, radiator, power points, Storage cupboard.
- KITCHEN:** 11'4" x 9'8" (including depth of units). Rear aspect window overlooking the garden, eye and base level units, butler sink, space for a washing machine, space for an upright fridge/freezer, built in double oven, gas hob, door leading to the garden.
- BEDROOM 1:** 14' x 11' Front aspect double glazed window, power points, radiator.
- BEDROOM 2:** 14'6" x 11' Side aspect double glazed window, power points, radiator.
- SHOWER ROOM:** Side aspect double window, double shower cubicle, wash hand basin. inset into vanity unit with storage, heated towel rail, tiled walls, and floor.
- SEPARATE TOILET:** Side aspect window, toilet.
- FRONT:** Driveway with parking for several cars, driveway leading to the rear garden.
- REAR:** Mainly laid to lawn enclosed by fencing.

While we check all the quoted dimensions carefully they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fittings or new carpets etc. These are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.