



Richard State

Independent Estate Agents

8 Langshott Close, Woodham, Addlestone, Surrey, KT15 3SE
Guide price £735,000

Offered to the market with no onward chain this spacious four bedroom detached family home enjoys a tranquil cul-de-sac location and is complemented by a southerly facing rear garden. The property offers versatile accommodation including a separate office and family room and has great potential for further extension S.T.P.P. Upstairs there are four good size bedrooms served by a family bathroom with the master bedroom benefitting from a dressing room and ensuite shower room. Langshott Close is ideally situated within easy walking distance of New Haw village shops and popular schools for all ages and around 15 minutes' walk of West Byfleet mainline station into London, Waterloo.
NO ONWARD CHAIN



- No onward chain
- Potential to extend S.T.P.P.
- South facing garden
- Driveway for several vehicles
- Garage with potential for conversion
- Sought after cul-de-sac location

The accommodation comprises (please see attached floor plan);

ENTRANCE HALL: Tiled flooring, radiator, downlights, double glazed window, double glazed front door

LIVING ROOM: Wood laminate flooring, radiator, double glazed window, downlights

KITCHEN: Contemporary wall and base units, work surface with inset bowl, integrated appliances including dishwasher and double range cooker with extractor, American style fridge freezer, counter lights and quarry tiled flooring, double glazed window

UTILITY ROOM: Wall and base units, inset one and a half bowl sink, space and plumbing for washing machine and tumble drier, double glazed window, large storage cupboard, separate w.c. with double glazed window, door to rear garden, door to garage

DINING ROOM: Wood laminate flooring, double glazed window, radiator, double glazed patio doors to rear garden

FAMILY ROOM: Wood laminate flooring, double glazed window, radiator

OFFICE: Wood laminate flooring, built in desk, double glazed window, radiator

STAIRS TO FIRST FLOOR LANDING: Wood flooring, double glazed window, airing cupboard, hatch to boarded loft

BEDROOM ONE: A spacious double bedroom with wood flooring, double glazed window, radiator, door leading to dressing room with built in wardrobes, radiator and wood flooring, leading to

ENSUITE SHOWER ROOM: Shower cubicle, w.c., wash hand basin, tiled throughout, radiator, double glazed window, vanity mirror, downlights

BEDROOM TWO: Wood flooring, built in wardrobes, double glazed window, radiator

BEDROOM THREE: Wood flooring, dual aspect double glazed window, radiator

BEDROOM FOUR: Radiator, double glazed window

FAMILY BATHROOM: White suite comprising bath, w.c., wash hand basin, double glazed window, tiled throughout, radiator

OUTSIDE

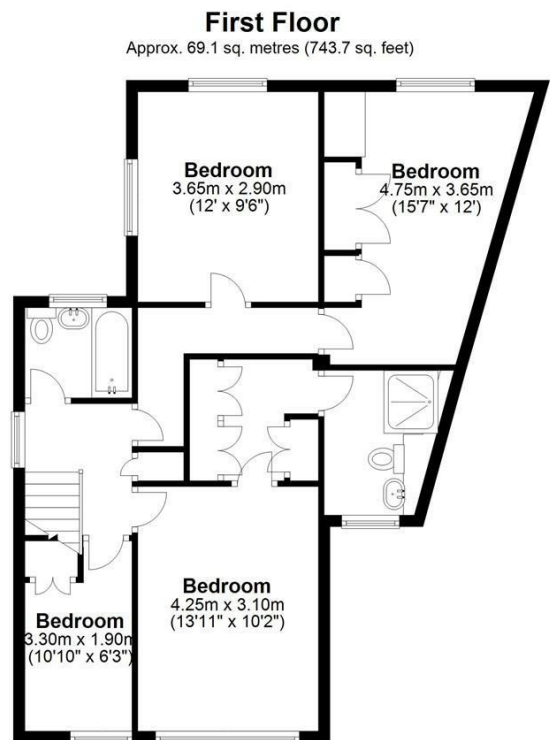
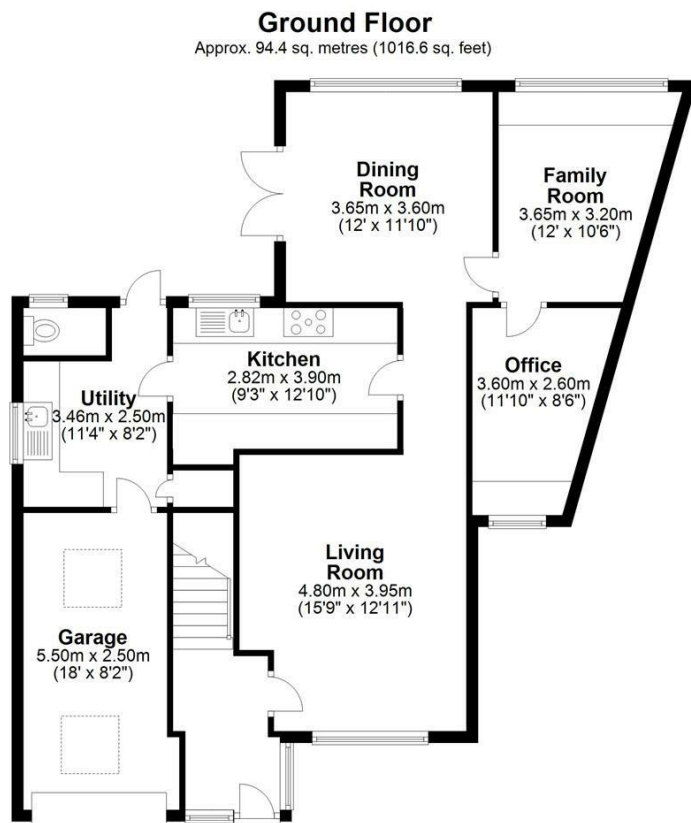
FRONT GARDEN: Block paved driveway providing parking for several cars, border with hedging, gated side access to:

REAR GARDEN: South facing garden, large patio, shed, tap, side gate to front

GARAGE: Single garage with up and over door, light and power, housing boiler and consumer unit, two skylights, potential for conversion

EPC RATING: C COUNCIL TAX RATING: F





Total area: approx. 163.5 sq. metres (1760.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



For an appointment to view please telephone 01932 354111

Richard State Independent Estate Agents hereby give notice that:

- (a) The particulars are produced in good faith as a general guide only and do not constitute any part of a contract
- (b) No person in the employment of Richard State Independent Estate Agents has any authority to give any representation or warranty whatever in relation to this property
- (c) No appliances have been tested