



# Richard State

## *Independent Estate Agents*

**12 Birchfield Close, Addlestone, Surrey, KT15 1QZ £475,000**

A much improved and tastefully presented three bedroom semi detached family home enjoying a quiet and sought after cul-de-sac location and offering great potential for extension (S.T.P.P). The living space includes a hall cloakroom, a bright living room, modern fitted kitchen dining room with integrated appliances and a conservatory whilst upstairs three good size bedrooms are served by a modern bathroom. Outside a private driveway and frontage provides parking for two/three cars with gated side access leading to a pleasant 70' rear garden. Birchfield Close is ideally situated close to schools, parks, Addlestone station and the town centre, currently the subject of a major regeneration scheme.

**OFFERED FOR SALE WITH NO ONWARD CHAIN**



- Extension potential (S.T.P.P)
- Hall cloakroom
- Fitted kitchen dining room with integrated appliances
- Living room and conservatory
- Three good size bedrooms, two with fitted wardrobes
- Mature 70' garden with a good size timber workshop/shed
- Own driveway and frontage providing parking for two/three cars
- Sought after cul-de-sac location
- No onward chain

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28 The Broadway New Haw Addlestone Surrey KT15 3EZ



**The accommodation comprises (please see attached floor plan):**

**ENTRANCE HALL:** Oak flooring, composite front door, understairs cupboard, double glazed window, radiator

**HALL CLOAKROOM:** Modern white suite comprising w.c., hand basin in vanity unit, double glazed window

**LIVING ROOM:** Chimney breast with designer electric fire, oak flooring, double glazed window, radiator

**KITCHEN/DINING ROOM:** Single drainer sink in a modern range of laminate wall and base units with integrated oven, hob, extractor hood, washing machine, dishwasher and fridge, cupboard housing boiler, double glazed window, oak flooring, radiator, patio doors to;

**CONSERVATORY:** Bench seat, tiled floor, light and power, double glazed roof, double glazed patio doors to rear garden

**STAIRS TO FIRST FLOOR LANDING:** Double glazed window, hatch to boarded loft with ladder and light

**BEDROOM ONE:** Fitted wardrobes, double glazed window, radiator

**BEDROOM TWO:** Fitted wardrobes incorporating airing cupboard, double glazed window, radiator

**BEDROOM THREE:** Double glazed window, radiator

**BATHROOM:** Modern white suite comprising bath with shower unit and shower screen, w.c., hand basin in vanity unit, tiling to walls and floor, downlighters, ladder radiator, double glazed window

**OUTSIDE:**

**FRONT GARDEN:** Hardstanding and own driveway providing off road parking for two/three cars, raised border with shrubs, trees and plants, gated side access to useful storage area, gate to;

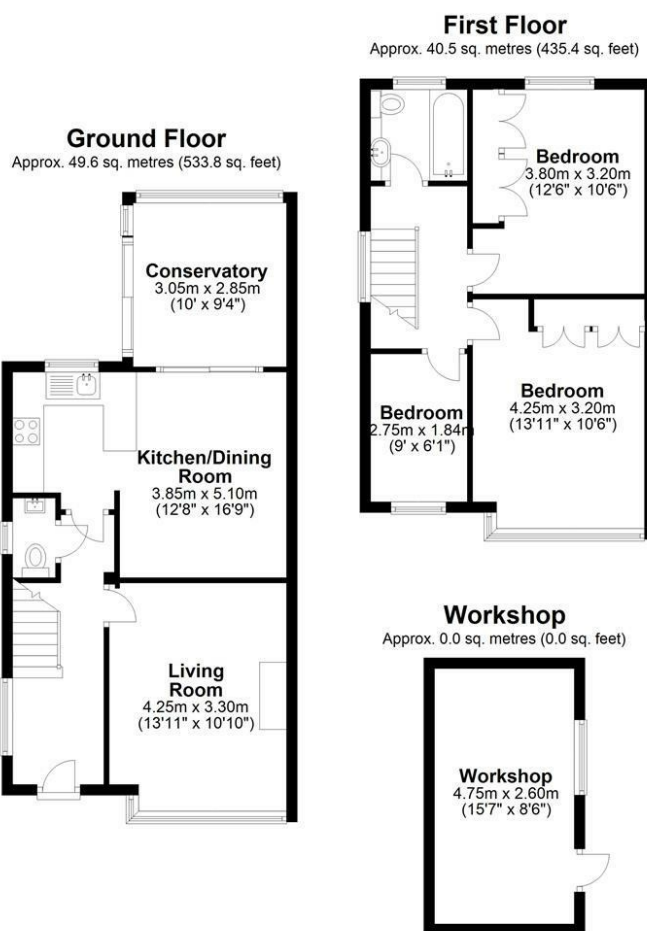
**REAR GARDEN:** A pleasant rear garden extending to 70' max. Patio, tap, raised planters, borders with trees, shrubs and plants, remainder laid to lawn

**WORKSHOP/SHED:** Light and power

**EPC Rating:** C







Total area: approx. 90.0 sq. metres (969.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**For an appointment to view please telephone 01932 354111**

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