



Richard State

Independent Estate Agents

10 Monks Crescent, Addlestone, Surrey, KT15 1UX £415,000

A rare opportunity to acquire a highly individual three bedroom, two bath/shower room end of terrace house having been extended to the side to create a good size kitchen breakfast room and a double bedroom with an adjacent shower room. There is also a bright and spacious double aspect living/dining room. Upstairs are two further good size bedrooms and a family bathroom. The property occupies an excellent secluded plot in the corner of a popular development with the rear garden enjoying a sunny westerly aspect and having a gate leading to the allocated parking space immediately behind it. There is also a generous front garden with a large shed. Monks Crescent is conveniently situated close to schools and parks and within easy reach of Addlestone town centre and station.

HIGHLY RECOMMENDED FOR INTERNAL INSPECTION



- 24'6 Living/dining room
- 12'2 x 11'7 Kitchen breakfast room
- Ground floor double bedroom and adjacent shower room
- Two further good size upstairs bedrooms and a family bathroom
- Gas central heating and double glazing
- Good size secluded front garden with a large shed
- Pleasant sunny westerly aspect garden with rear gate leading to allocated parking space

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The accommodation comprises (please see attached floor plan);

ENTRANCE CANOPY: Impressive curved steps, storage cupboard with boiler, courtesy light, front door to;

ENTRANCE HALL:

LIVING/DINING ROOM:

LIVING AREA: Double glazed window, radiator, open plan to;

DINING AREA: Understairs cupboard, radiator, double glazed window, double glazed double doors to rear garden, archway to;

KITCHEN BREAKFAST ROOM: A comprehensive range of wood effect wall and base units with sink, integrated double oven, hob and extractor hood, plumbing for washing machine and dishwasher, space for large fridge freezer, tiling to walls and floor, electric radiator, downlighters, double glazed window, double glazed door to garden

INNER LOBBY:

BEDROOM: Fitted wardrobes and chest of drawers, downlighters, double glazed window, radiator

SHOWER ROOM: Modern white suite comprising shower enclosure with multijet shower unit, w.c., hand basin in vanity unit, downlighters, double glazed window, radiator

STAIRS TO FIRST FLOOR LANDING: Downlighters, airing cupboard, hatch to loft with ladder

BEDROOM: Fitted wardrobes, walk in wardrobe, downlighters, double glazed window, radiator

BEDROOM: Fitted wardrobe, downlighters, double glazed window, radiator

FAMILY BATHROOM: White suite comprising bath with shower attachment, W.C., hand basin, tiling to walls and floor, downlighters, double glazed window, radiator

OUTSIDE:

FRONT GARDEN: A good size enclosed front garden with a large shed, paved side access to;

SUNNY WESTERLY ASPECT REAR GARDEN: A pleasant landscaped rear garden with attractive patio, matching curved steps and pathway, tap, lighting, borders with plants and shrubs, lawn, rear gate leading to allocated parking space and shared visitor spaces

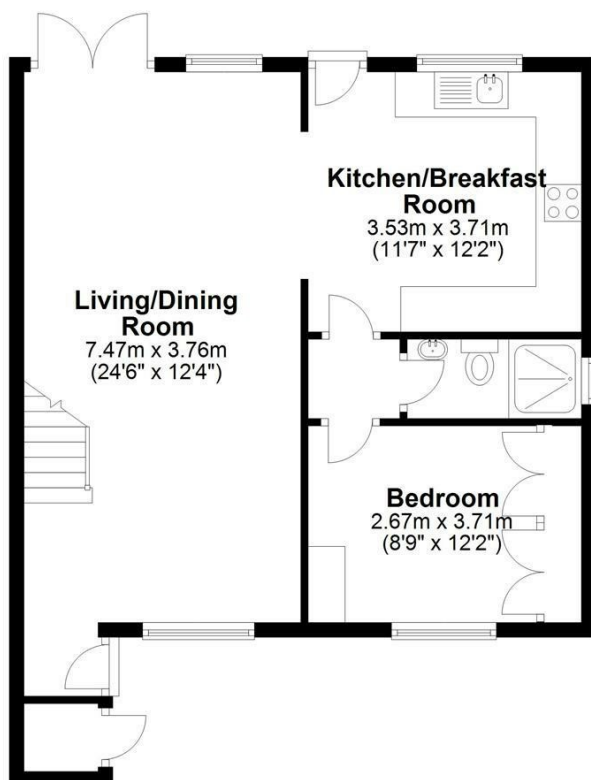
MAINTENANCE CHARGE: £250 per year approx

EPC rating: C



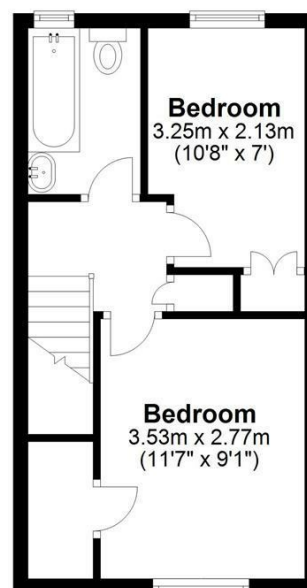
Ground Floor

Approx. 58.5 sq. metres (630.2 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.1 sq. feet)



Total area: approx. 86.6 sq. metres (932.3 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	80

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

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