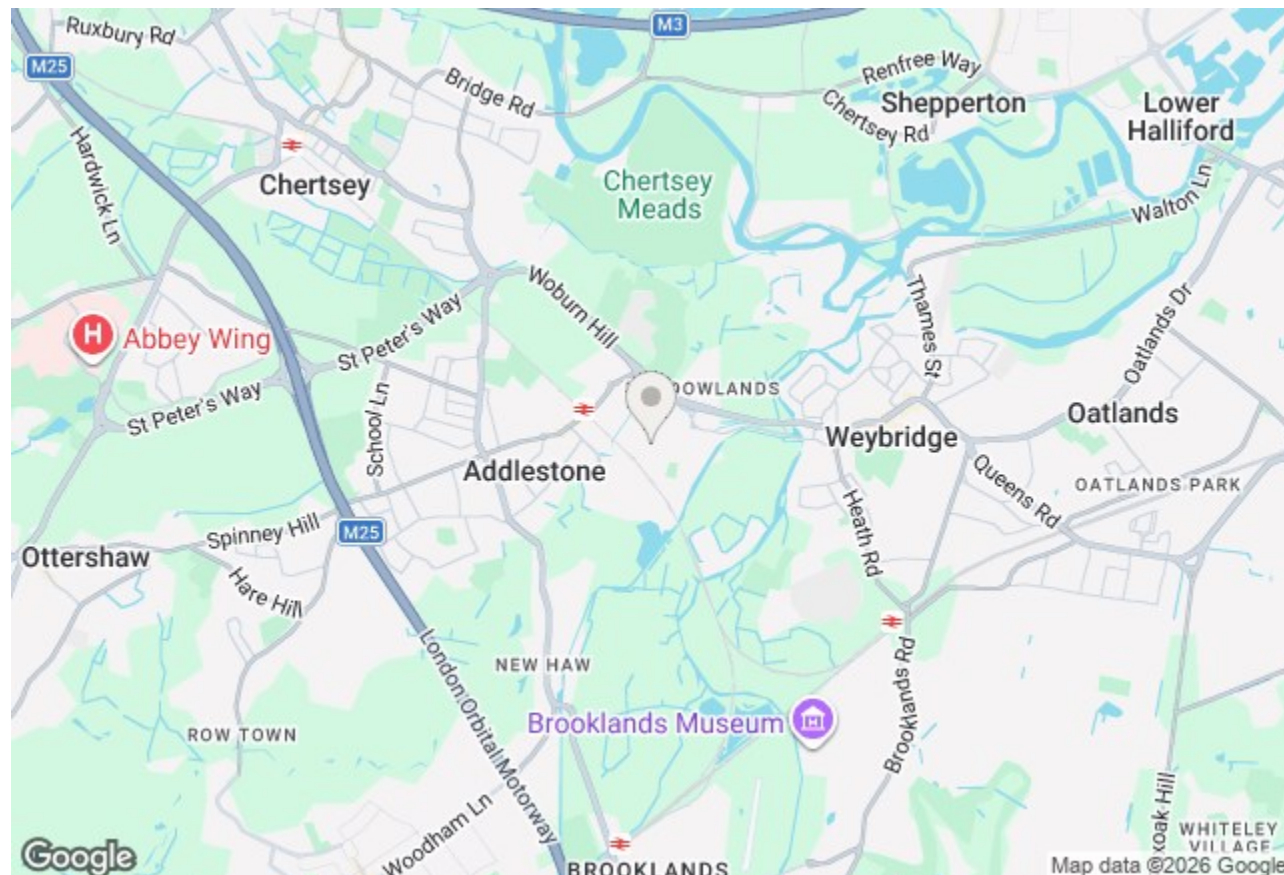


Harmes Turner Brown

23, Wordsworth Road, Addlestone, Surrey, KT15 2SW

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		
	64	78
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		
	53	83
England & Wales		
	EU Directive 2002/91/EC 	



£450,000 Freehold

NO ONWARD CHAIN -

Harmes Turner Brown are delighted to offer this extended three-bedroom semi-detached home, offering generous accommodation, a large rear garden and plenty of further potential for the next owner to put their own stamp on the property.

The ground floor has already been extended and provides a substantial amount of living space, including a spacious reception room together with a large kitchen/dining area overlooking and providing access to the rear garden. There is also the added benefit of two bathrooms, making the layout particularly practical for family living.

Upstairs, the property offers three well-proportioned bedrooms, while externally there is off-street parking to the front and a particularly generous, mature rear garden with a substantial outbuilding/shed.

The property is currently rented out and would benefit from some updating, but this is a fantastic opportunity for buyers looking for a home they can improve and personalise. There is also excellent scope for further extension or reconfiguration, subject to the usual planning permissions.

A spacious home with plenty of potential – early viewing is highly recommended.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

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Wordsworth Road, Addlestone, Surrey, KT15 2SW



- THREE BEDROOM SEMI-DETACHED HOME
- TWO BATHROOMS
- LARGE KITCHEN / DINING AREA
- OFF-STREET PARKING
- EXTENDED GROUND FLOOR ACCOMMODATION
- SPACIOUS LIVING ROOM
- GENEROUS REAR GARDEN
- FURTHER POTENTIAL TO EXTEND / IMPROVE (STPP)