Richard State

Independent Estate Agents

Green Lane, Addlestone, KT15 2TZ £750,000

A rare opportunity to acquire an imposing four double bedroom, three bath/shower room detached period residence of great character with a special feature of a ground floor double bedroom with an en-suite bathroom, a kitchenette, doors to the rear garden and a private front door making ideal studio accommodation for multi generation living, home working or as a rental. The property has been improved over the last few years including three new bath/shower rooms, a refitted kitchen and kitchenette, double glazed sash windows with shutters to the front and a new composite front door. This fine home is complemented by a double length attached garage, off road parking for two cars and a delightful 73' x 42' secluded south facing garden with a great courtyard perfect for al fresco dining. The garage has access to the courtyard and offers great potential for a multitude of purposes or conversion STPP. The well balanced living space includes a tiled hallway, cloakroom, living room with an open fireplace, double aspect family room with double doors to the garden and a generous kitchen/diner also with doors to the garden. Upstairs is a spacious galleried landing, a main bedroom with remodelled en-suite shower room and two further double bedrooms served by a modern family bathroom. Kenilworth is ideally situated close to various schools, parks and Addlestone high street and train station.









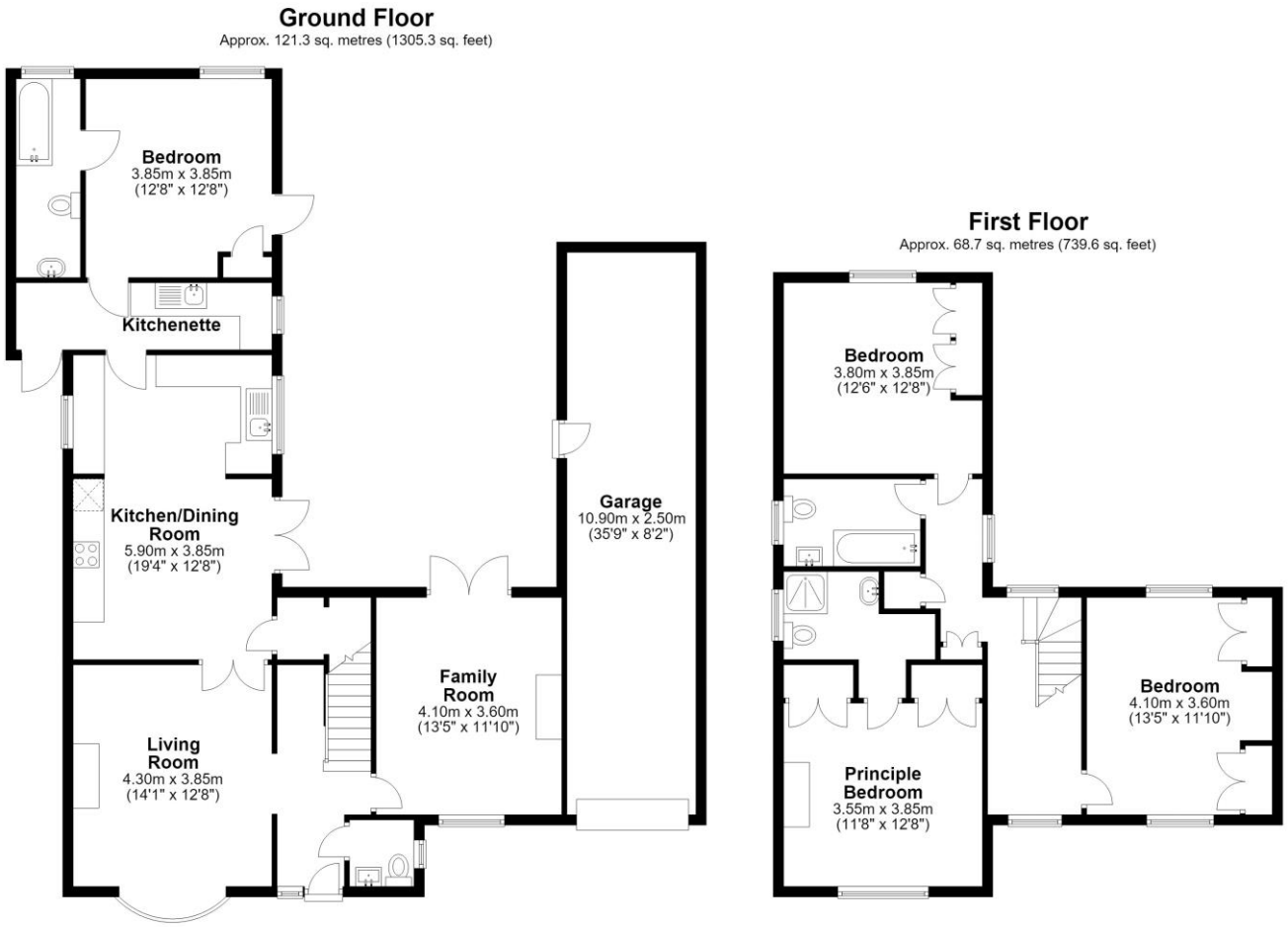
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Ombudsman
NAEA Estate Agents









Total area: approx. 190.0 sq. metres (2044.9 sq. feet)

- **Ground floor annexe style living space with private front door ideal for dependant relative or running a business**
- **Refitted kitchen dining room with integrated double oven, hob and wine cooler**
- **Living room with open fireplace**
- **Family room with doors to rear garden**
- **Four double bedrooms and three bath/shower rooms**
- **Believed to date to the 1880s with a wealth of character features including ornate coving, ceiling rose and sash windows**
- **Hall cloakroom**
- **Double length garage ideal for conversion S.T.T.P**
- **Secluded 73x42 south facing garden with an attractive courtyard**
- **Off road parking**
- **Close to town centre, station, schools and parks**

