# Richard State

*Independent Estate Agents Limited*

## Moated Farm Drive, Addlestone, KT15 2DW £850,000

**A rare and exciting opportunity to acquire a spacious and versatile four bedroom detached bungalow occupying a magnificent plot approaching half an acre and offering great potential for extension, improvement and possibly redevelopment as has been the case nearby (STPP). The property benefits from an impressive 130' wide frontage with a driveway providing parking for several vehicles and leads to a detached double garage and the stunning landscaped gardens which approach 90'. The well planned accommodation has four double bedrooms to the right hand side served by a remodelled modern shower room and a separate cloakroom with the inner hallway having a door to the rear garden. To the left hand side is a living/dining/kitchen area with a stone fireplace and patio doors to beautiful side gardens with an extensive sun terrace and pond rockery creating a fabulous environment for entertaining or alfresco dining. The kitchen/diner aspect has patio doors which lead into a good sized conservatory and to the rear gardens. "Cremino" enjoys a peaceful and convenient location surrounded by common land and opposite a golf course yet only a short stroll from the Co-op supermarket and the popular canal side White Hart Inn at the picturesque New Haw Lock. Byfleet and New Haw mainline station is within around fifteen minutes walk as are the New Haw Village and Addlestone town centre.**










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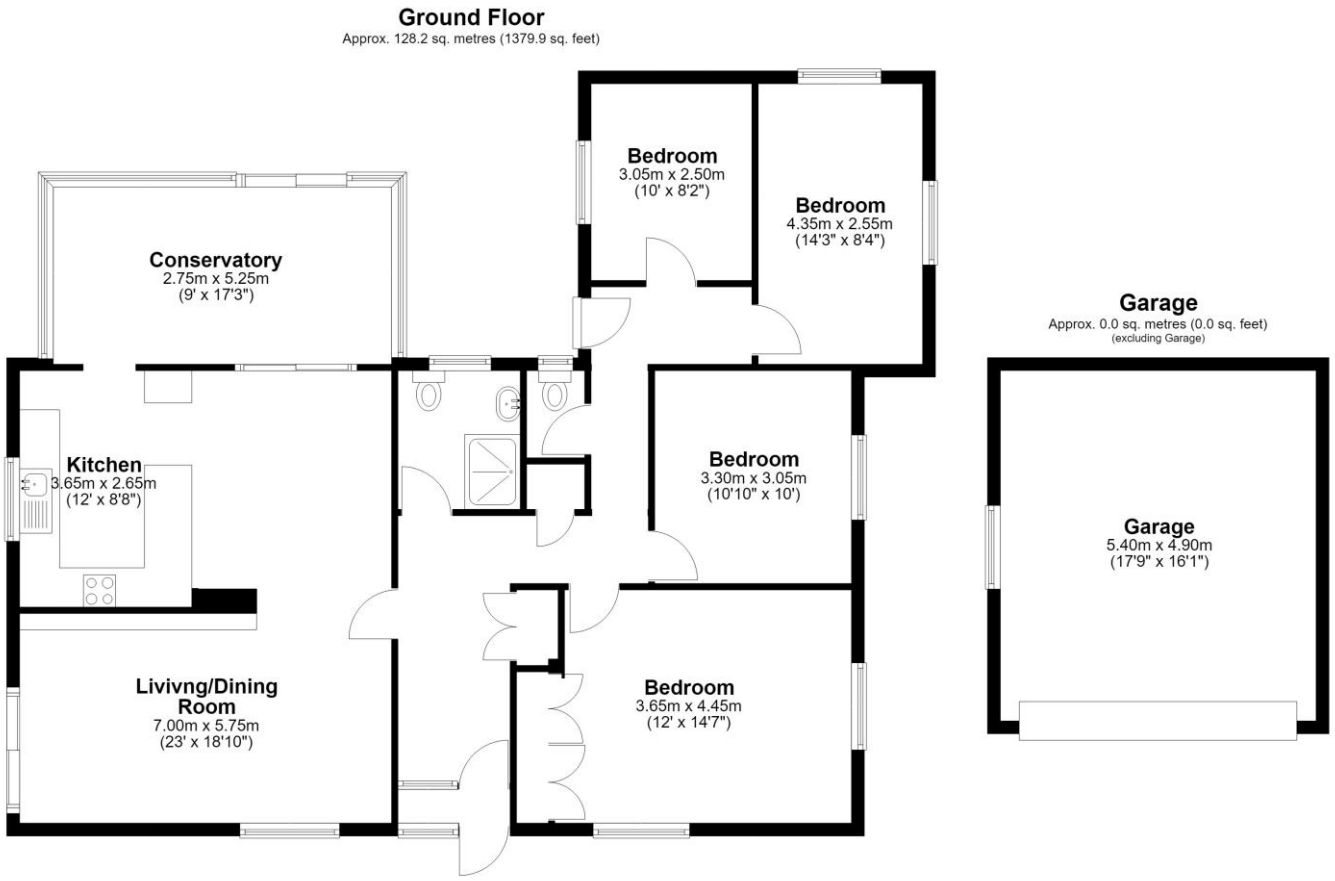
The Property Ombudsman

NAEA National Association of Estate Agents










Total area: approx. 128.2 sq. metres (1379.9 sq. feet)

- **Great potential for expansion, improvement or possibly redevelopment STPP**
- **Rarely available plot approaching half an acre**
- **90' mature rear garden and a beautiful side garden with a patio area and pond rockery**
- **130' wide frontage**
- **Versatile detached bungalow**
- **Four bedrooms**
- **Double garage with ample parking**
- **Open plan kitchen/dining/living area with a conservatory**
- **Surrounded by common land with canal side walks, a Co-op and The White Hart Inn all being close-by**
- **Peaceful and convenient location between Addlestone and New Haw town centres**

