



8, High Tree Close, ADDLESTONE, Surrey. KT15 1BT

Asking Price: £515,000

Gascoigne-Pees





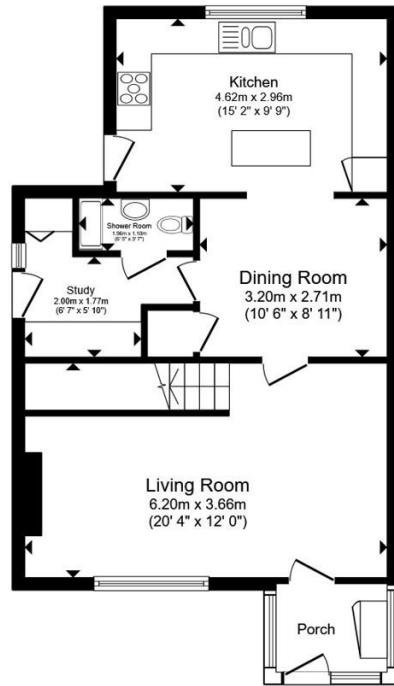


A beautifully presented three-bedroom semi-detached family home, complete with a garage, private driveway parking, and attractive front and rear gardens. Tucked away within a charming cul-de-sac in the highly sought-after village of Row Town, the property is ideally positioned just a short distance from the popular Holy Family Catholic Primary School.

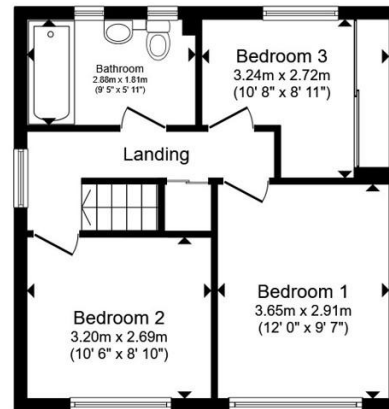
The ground floor has been thoughtfully extended to create excellent living and entertaining space. At the heart of the home is a recently refitted contemporary kitchen, featuring a stylish central island along with ample worktop and storage space. The accommodation further benefits from three versatile reception areas, including a spacious and light-filled living room to the front, a central dining area, and an additional flexible room currently arranged as a home office and utility space. Completing the ground floor is a modern shower room and a practical entrance porch. Upstairs, there are three well-proportioned bedrooms and a recently upgraded family bathroom. Further benefits include useful built-in storage, loft access, gas central heating, and double glazing throughout. Having been lovingly maintained and improved by the current owners during their 13 years of ownership, the property is presented in superb condition throughout. Externally, the landscaped rear garden offers a wonderful space to relax and entertain, featuring a well-maintained lawn, patio area, outside power points, and water supply. A delightful "Frozen" themed mural currently adds a touch of character and can easily be adapted to suit the next owner's preferences.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

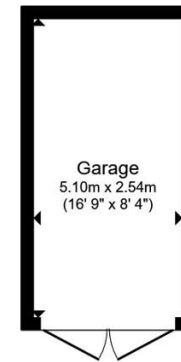




Ground Floor



First Floor



Garage

Total floor area 110.1 m² (1,185 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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