

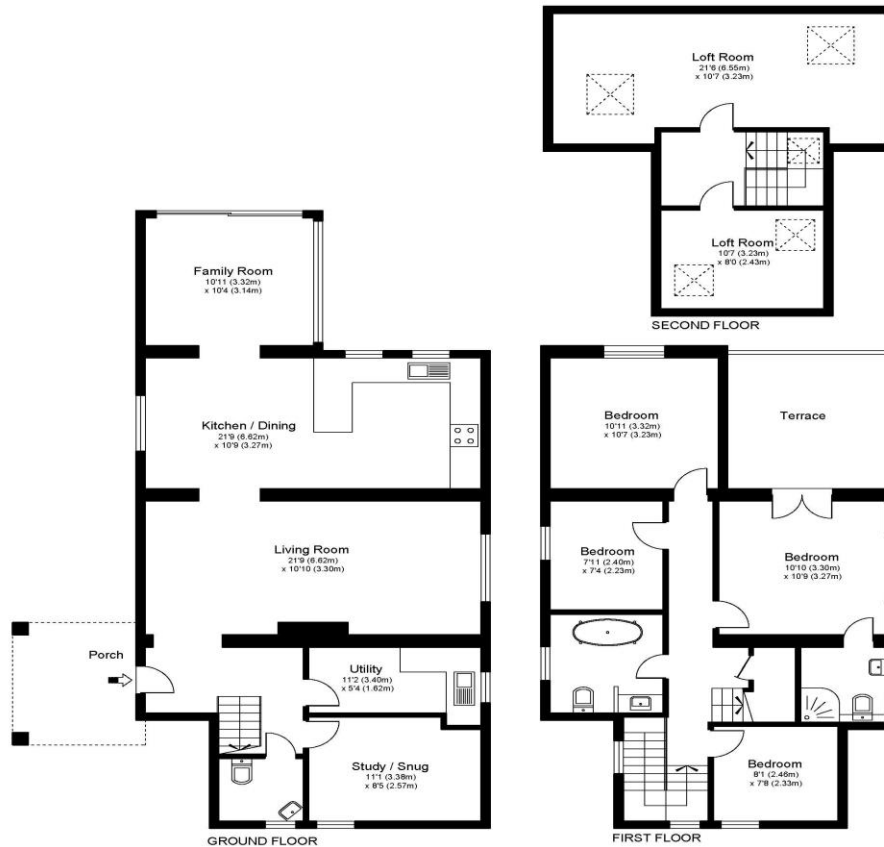


**31 Spinney Hill Row Town Addlestone Surrey KT15 1AF**

**Offers Over £850,000**



SPINNEY HILL, ADDLESTONE, KT15



Approximate Gross Internal Floor Area: 176 m sq / 1895 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Get ready to fall head over heels for this stunning, fully refurbished four-bedroom family home! Prepare to be astounded by the superb main bedroom suite, complete with a brand-new en-suite and its very own private roof terrace. Just imagine those relaxing views over your south-easterly facing rear garden. Upstairs, you'll also find three more bedrooms and a brand-new family bathroom featuring a classic roll-top bath. Plus, there's a further stairwell leading to two versatile loft rooms – perfect for kids' playrooms, a dedicated home office, or even a hobby space depending on your needs. Downstairs, the heart of the home is a newly fitted, contemporary kitchen boasting high-specification integrated appliances. You'll also discover three versatile reception rooms, a convenient downstairs WC, and a fully integrated utility room. The bright garden room spills out to a charming patio, an ideal spot for sunny afternoons entertaining or simply unwinding into the evening. Parking is a breeze with a large front driveway for several cars. Location-wise, you're absolutely spoiled! Local shops, handy amenities, and gorgeous woodland walks are all right on your doorstep. For commuters, West Byfleet railway station (direct to London Waterloo) and Junction 11 of the M25 are both super easy to get to. Honestly, this one is a must-see! Come and feel the amazing vibe for yourself. EPC Rating TBC.





**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.