



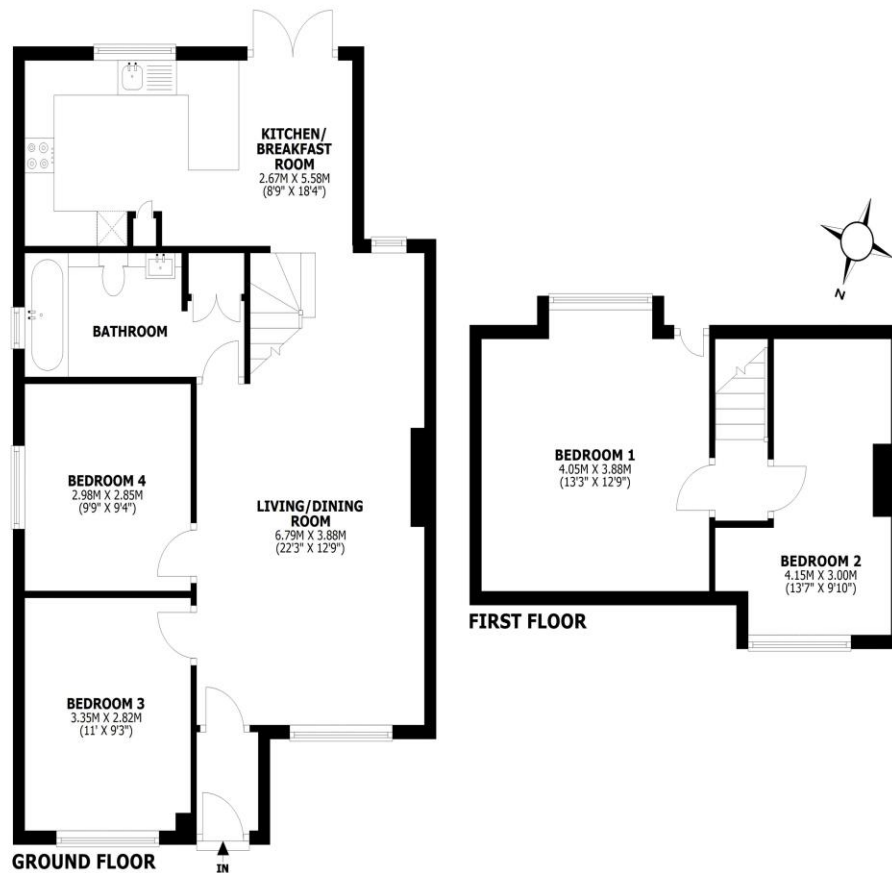
4 Farleigh Road New Haw Surrey KT15 3HT

£625,000



**Farleigh Road, Addlestone, KT15**

Total area: approx. 95.2 sq. metres (1024.3 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Situated in a highly sought-after residential location, a four-bedroom semi-detached chalet-style bungalow that has been lovingly renovated to an exceptional standard over the last few years. The property perfectly balances modern luxury with practical living, offering a versatile layout that places the main accommodation on the ground floor while providing two additional bedrooms on the upper level. Its position is ideal for families and commuters alike, located within easy reach of Fullbrook School, the amenities of New Haw Broadway, and West Byfleet which offers a mainline train station, and the village centre complete with Waitrose and Costa Coffee. Internally the ground floor is home to a comfortable living space plus two well-proportioned bedrooms. The heart of the home is the rear-aspect kitchen, which comes fully equipped with integrated appliances and a lovely finish to match the tone of the home. Serving the ground floor is a family bathroom designed with modern aesthetics in mind. Comfort is a priority throughout, with a sophisticated heating setup that utilizes a mixture of traditional gas central heating and efficient underfloor heating. Externally, the property continues to impress with a rear garden that faces almost due south, ensuring maximum sunlight throughout the day. The outdoor space has been thoughtfully landscaped with sandstone paving and a large, level lawn, creating a perfect environment for entertaining or family play. To the front, there is plenty of off-street parking for multiple vehicles. Beyond the home, residents can enjoy the local lifestyle with pleasant canal walks just moments away and the popular Victoria Bistro Pub within easy strolling distance. 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.