



**31 Ongar Road Addlestone Surrey KT15 1BW**

**£700,000**





Approximate Gross Internal Floor Area: 168 m sq / 1805 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.

A Fully Renovated Four-Bedroom Detached Home – For Sale with No Onward Chain. Situated on a residential no-through road in the popular residential area of Addlestone, this exceptional four-bedroom detached residence has been meticulously renovated to the highest standards over the last four years. Offering a seamless blend of contemporary design and practical family living, the property is offered to the market with the distinct advantage of no onward chain. The ground floor accommodation is centred around a spectacular open-plan living and kitchen space at the rear of the home. This expansive area is anchored by a sizable modern kitchen featuring a large central island, making it an ideal hub for entertaining. A clever feature office space is positioned between the living areas, providing a dedicated workspace that remains connected to the heart of the home. The transition between indoor and outdoor living is made effortless by wide bifold doors that open directly onto the garden and seamless tiles that flow from inside to out. The bedrooms are intelligently distributed across both floors to offer maximum versatility. On the ground floor, you will find two generous double bedrooms, both equipped with built-in wardrobes, which are served by a stylish main family bathroom. The first-floor hosts two additional double bedrooms, both of which benefit from private en-suite facilities and a combination of built-in and walk-in storage. Practicality is further enhanced by a separate utility room on the ground floor, keeping the main living areas clutter-free. The exterior of the property is equally impressive, featuring a landscaped rear garden that combines paved patio areas with a neat lawn and a unique feature bar for outdoor hosting. To the front, the property provides ample off-street parking, while the rear includes a garage with an integrated workshop. Located within easy reach of local schools, amenities, St Peter's Hospital, and Junction 11 of the M25, this home offers an enviable balance of luxury and convenience. 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.