



39 Rowhurst Avenue, Addlestone, KT15 1NF

Price Guide £350,000

- Two Bedrooms
- Luxury Bathroom
- Parking & Fantastic location
- Stunning Kitchen/Living Room
- Private Garden with Shed

# 39 Rowhurst Avenue, Addlestone KT15 1NF

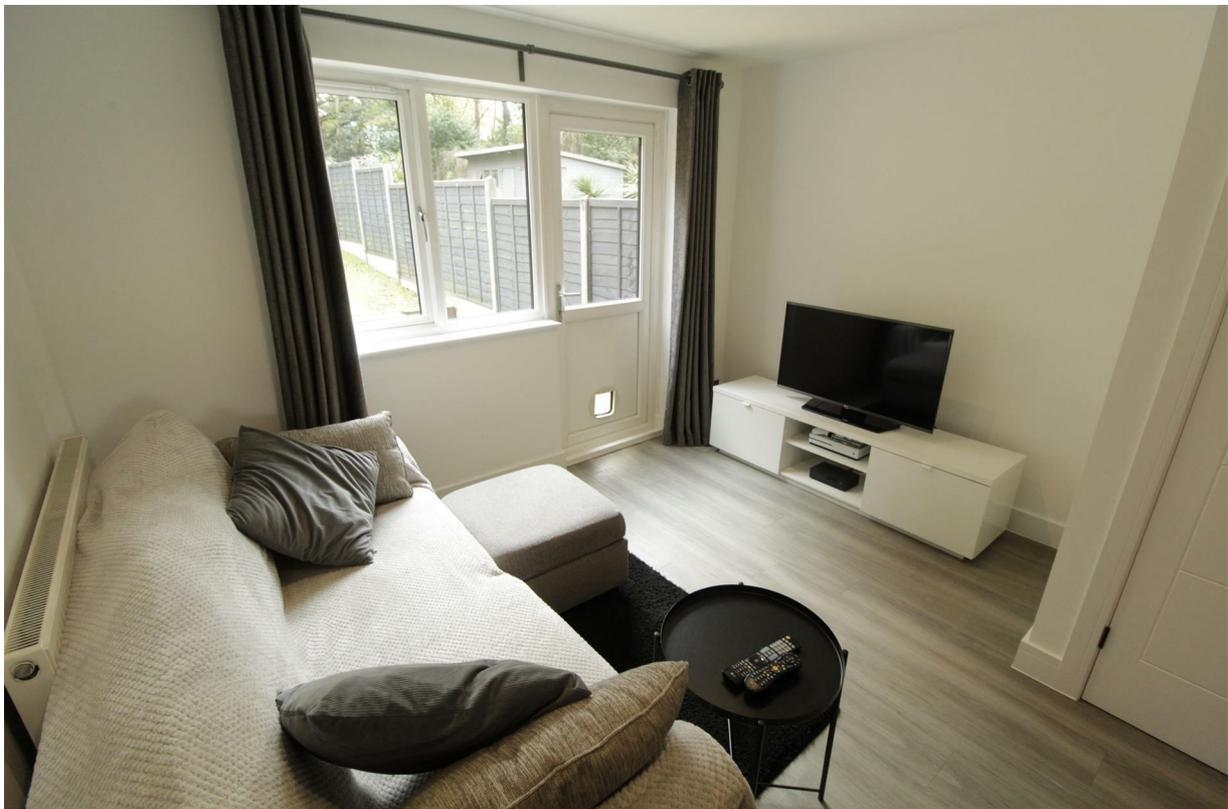
A stunning refurbished two double bedroom mews house with a seamless open plan living / kitchen with door to private rear garden.

This immaculate family home has been tastefully redesigned in neutral décor and to a high standard throughout.

This spacious property benefits from parking, large garden, bathroom, kitchen, carpets and flooring throughout.



Council Tax Band: D



## INTRODUCTION

A stunning refurbished two double bedroom mews house with a seamless open plan living / kitchen with door to private rear garden.

This immaculate family home has been tastefully redesigned in neutral décor and to a high standard throughout.

This spacious property benefits from parking, large garden, brand new bathroom, kitchen, carpets and flooring throughout.

## ENTRANCE

White UPVC front door leading to this recently refurbished two bedroom house. Large welcome mat, herringbone Karndean floor, vertical radiator, down lights and white door leading to open plan kitchen and lounge.

## KITCHEN

Well designed modern kitchen with a range of matching grey high gloss eye and base level cupboards and pan drawers.

Four burner gas hob, electric oven, extractor fan, tall fridge/freezer with water dispenser, integrated washing machine and slimline dishwasher.

Tiled splash back and a generous amount of white worktop creating a breakfast bar area, two pendant lights and space for two barstools. A selection of USB and power points, down lights, radiator and light LVT flooring.

White sink and drainer with telescopic tap situated below a double glazed window overlooking the entrance.

## LOUNGE

Light and bright living area benefitting from double glazed windows and door leading to the patio and garden. Radiator, continuation of the light LVT flooring, down lights and large under stairs storage cupboard housing the fuse box, meters and ample shelves.

## STAIRS TO LANDING

Carpeted staircase leading to the landing benefitting from a large storage cupboard, access to the loft and door leading to bedrooms and bathroom.

## MASTER BEDROOM

Situated at the front of the property, this lovely light and bright master bedroom offers a wall of mirrored wardrobes, light oak laminate flooring, double glazed window, central ceiling light and radiator.

## BEDROOM TWO

Large double bedroom with light oak laminate flooring, ample electrical sockets, central ceiling light, radiator and double glazed window overlooking the rear garden.

## BATHROOM

Spacious contemporary bathroom comprising of a white panel bath with thermostatic shower and shower screen, low level toilet and hand basin built into a vanity unit with chrome mixer taps. Tiled floor, part tiled walls, down lights, chrome heated towel rail, shelves and extractor fan.

## GARDEN

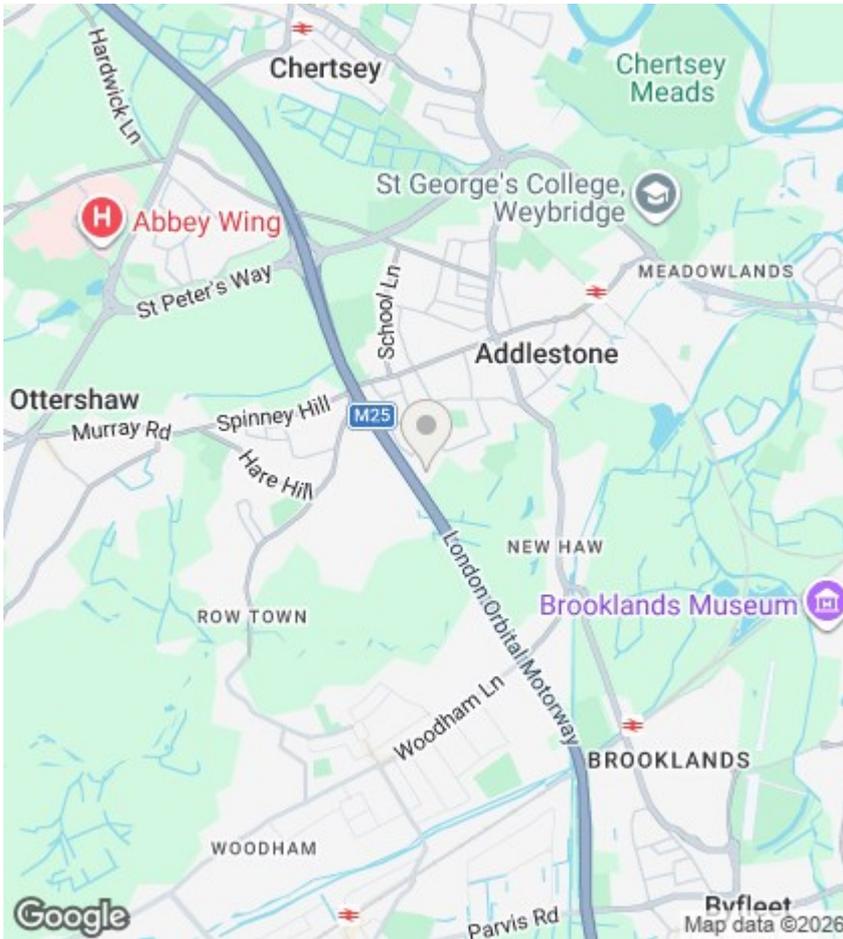
Private and enclosed rear garden with patio area, mostly laid to lawn with stepping stones leading to the garden shed suitable for storage. Potential to extend s.t.p.p

## NB

Photos were taken prior to current tenancy in 2023. Current tenancy ends 1st March 2026.







## Directions

From Station Rd Addlestone. Head towards Corrie Rd. Go through 1 roundabout. Turn left onto Conquest Rd. Turn right onto Liberty Ln. Turn left onto Orchard Way. Turn right onto Rowhurst Ave. Turn left to stay on Rowhurst Ave. Rowhurst Ave Addlestone KT15 1NF

## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

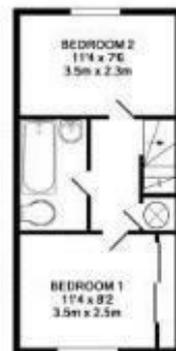
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 273 SQ.FT.  
(25.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 273 SQ.FT.  
(25.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 SQ.M.)

Notes: every effort has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as fact by any prospective purchaser. The services, systems and appliances shown here or not been tested and no guarantee is given for their suitability or efficiency can be given.  
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