

32 Chapel Grove
Addlestone
KT15 1UG





32 Chapel Grove

£430,000

Past. Present. Personality.

There's a sense, as you turn onto this quiet, character-filled street, that you've arrived somewhere entirely different. With its cottage appeal & gentle sense of individuality, this is a home that makes a lovely first impression - offering a hint of the personality & thoughtful blend of old & new waiting to be discovered beyond the front door.

A private off-street parking space adds welcome everyday practicality, blending naturally with the appeal of this distinctive street. Despite the sense of calm, local shops, cafés & everyday essentials remain within easy reach, creating that lovely balance between feeling tucked away from the everyday while still being connected to it.

Step inside No.32 & the story continues.

Soft tones, shutters & a window seat give the front living room a wonderfully comfortable, quietly elegant feel. The fireplace remains a focal point, bringing warmth & a sense of tradition to the room & setting the tone for what follows.

Herringbone flooring then carries you through to the dining room, where a generous table creates a lovely place to gather. Here, a black & white tiled hearth & wooden mantel create another focal point, flanked by bespoke cabinetry that brings useful storage & individuality. Further built-in storage beneath the stairs keeps the practicalities neatly tucked away.

Towards the rear, the kitchen continues the home's easy, lived-in feel. Arranged in a practical galley style, everything sits comfortably to hand for everyday cooking, while a few steps lead through an open doorway into a further useful section, almost utility-like in its purpose. With a window overlooking the garden & direct access outside, it's a space that works well as it is, while still leaving room for the next owners to bring their own ideas & style over time.

From the dining room, the layout continues into the conservatory, currently used as a playroom. Running alongside the kitchen, it adds another adaptable space to enjoy - whether for play, hobbies, reading or simply as a place to sit & enjoy the outlook.

Then, just when you think you've discovered all No.32 has to offer, the outside space brings another side of the home to life.

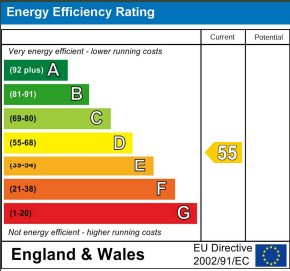
A raised deck creates an inviting place for outdoor furniture & summer pots, while a wicker chair offers an especially tempting spot to simply sit back & unwind. The magnolia brings beautiful seasonal interest, with raised beds filled with herbs adding a little everyday pleasure alongside space for a barbecue & bike storage.

Set further into the garden, the stylish cabin looks every bit as inviting from the outside as

Local Authority
Runnymede

Council Tax Band
D

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Marketed By Mint Homes Ltd

TOTAL FLOOR AREA : 99.08 sq.m. (1066 sq.ft.) approx.
(Including Cabin)

TOTAL FLOOR AREA : 88.46 sq.m. (952 sq.ft.) approx.
(Excluding Cabin)

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken by any error.

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