



Crockford Park Road, Addlestone, Surrey

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An extended and re-modelled Edwardian house in this popular street close to Addlestone's town centre.

This Edwardian property includes many period features including Victorian fireplaces, wooden sash windows and high ceilings throughout with picture rails. The house is entered via a large paved driveway with parking for several cars. The rear of the property has been extended to include a large orangery and dining room with doors onto a generous garden. The kitchen has been recently updated and features a large central island with a Belfast sink, range cooker and plenty of worktop and storage space. There is a cloakroom and wet room from the kitchen as well as side access to the front of the house. The front reception has a beautiful open fireplace with a restored surround and a bay window with plantation shutters.

Upstairs, the main bedroom to the front of the house is a generous size with built in wardrobes and requires updating. This floor also has a recently re-decorated bedroom, a stylish bathroom with freestanding bath and walk in shower and a further double bedroom to the rear. The loft has been converted into two double bedrooms which share a wet room.

Externally the garden is a great size and extends to over 100 feet with a large shed. The windows throughout the property have been replaced with wooden casement double-glazed sash windows.







## Location

Addlestone is a thriving re-generated town with a new shopping centre, Light Cinema, Waitrose, restaurants and cafes including Esquires Coffee and Smith and Western. The town also has a large Tesco and a mainline train station with links to London Waterloo and Weybridge. Addlestone has a range of well-regarded state and independent schools nearby, including St Georges College and Sir William Perkins. Local leisure amenities include Crockford Bridge Farm, walks along the river Wey, Top Golf driving range and many local golf and sports clubs. Mercedes Benz World and Brooklands Museum are also close by. From Addlestone it is 2 miles to Junction 11 of the M25. Distances approximate.



Local Authority: Runnymede Borough Council  
 Council Tax band: F  
 Guide price  
**£900,000**  
 Tenure: available freehold

Approximate Gross Internal Area = 224 sq m / 2411 sq ft  
 (Including Reduced Headroom)



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