



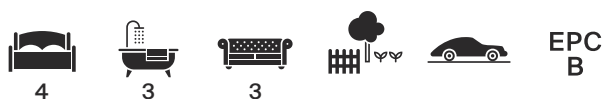
Princess Park, Addlestone

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# A stylish four bedroom home in Addlestone, KT15.

This semi-detached family home is arranged over two floors. To the rear of the welcoming hallway, there is a stylish kitchen/diner to the left, with double doors to the spacious reception to the right. To the front of the house, there is an additional reception room and separate study. The downstairs further benefits from a utility room and downstairs guest cloakroom.

The upstairs is well proportioned; the principle bedroom hosts an en suite bathroom, spacious integrated wardrobes and a balcony overlooking the garden and is large enough to house a table and chairs. Bedroom two is a double with an en suite bathroom and Juliet balcony; bedroom three is a double bedroom with a Juliet balcony; bedroom four is currently being used as an office. Bedrooms three and four share a family bathroom.



**Tenure:** Available freehold

**Local authority:** Runnymede

**Council tax band:** G

The exceptionally well-designed garden offers further outside living space, with separate zones for playing, relaxing and entertaining.

The house further benefits from off street parking for two cars and has access to additional visitor spaces and a communal private locked storage area.

There is also a large, boarded loft.



Addlestone is a commuter town with an excellent selection of high street shops. The town is bordered by Weybridge, Chertsey, and Ottershaw and has the Wey Navigation canal running along the southeast of the town.

Weybridge town centre is nearby and has a range of both high street chains and individual boutiques, including a Waitrose supermarket and an excellent mix of restaurants and gastro pubs. Brooklands also offers a wider range of shopping including M&S. The area has an extensive range of leisure pursuits including river walks and bike rides along the towpaths of the Thames and the Wey.

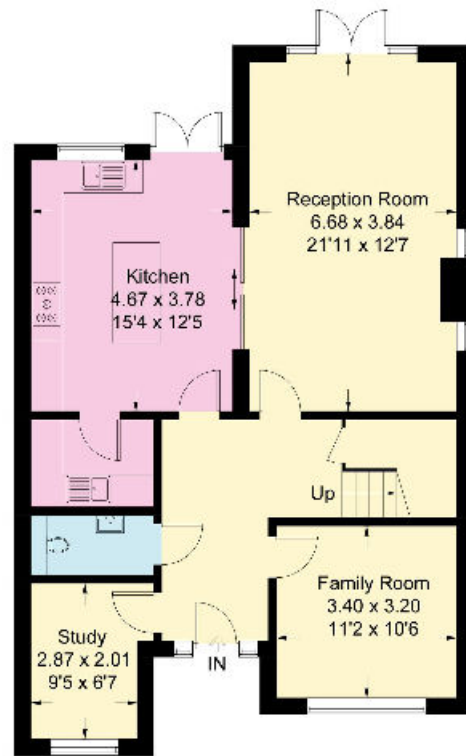
The local area offers a good range of primary and secondary schools, including Salesian, St George's College and Sir William Perkins.

The M25 & M3 are within easy reach via J11 at Chertsey and provide access to Heathrow and Gatwick airports, both within a 15 & 30 minutes drive respectively. Addlestone station has a regular service to London Waterloo.

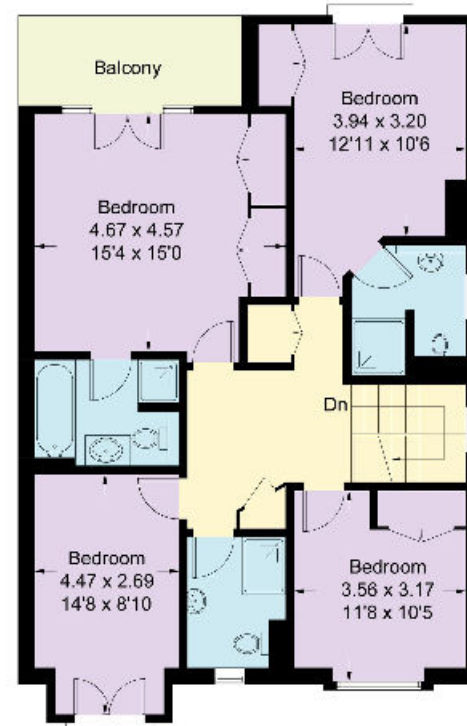


# Princess Park, KT15

Approximate Gross Internal Area = 177.2 sq m / 1908 sq ft



**Ground Floor**



**First Floor**

Knight Frank  
20 High Street  
Weybridge  
KT13 8AB

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We would be delighted to tell you more

**Matthew Scott**

01932 548001

[matthew.scott@knightfrank.com](mailto:matthew.scott@knightfrank.com)

**Natalie Berthiaud**

01932 548002

[natalie.berthiaud@knightfrank.com](mailto:natalie.berthiaud@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2022. Photographs and videos dated April 2022.

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