



Ongar Place, Addlestone, Surrey, KT15 1TG

£585,000 Freehold



An excellent opportunity to acquire this three bedroom semi-detached residence with an attached one bedroom apartment/annexe with its own private garden. Located in a quiet cul-de-sac the house offers own driveway, entrance hallway, ground floor shower room, fitted kitchen, a 17ft lounge/dining room, first floor family bathroom and a private enclosed 45ft rear garden. The ground floor apartment/annexe offers an open plan living/kitchen area, double bedroom with fitted wardrobe and a modern en-suite bathroom and private garden.

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Main door:

ENTRANCE HALLWAY: Stairs to first floor, radiator and doors to all rooms.

KITCHEN: **3.25m x 2.95m (10'8 x 9'8)** Comprising eye and base level units with rolled edge work surfaces, one and half bowl drainer unit with mixer tap, fitted oven, hob and extractor over, space for other appliances, coved ceiling, part tiled walls, tiled flooring and front aspect double glazed window.

UTILITY ROOM/GROUND FLOOR SHOWER ROOM: Coved ceiling, fully tiled walls, stainless steel drainer unit with space for appliances under, extractor fan, radiator, low level W.C, separate shower cubicle with power shower. Side aspect double glazed windows.

LOUNGE/DINING ROOM: **16'11 x 14'9 (5.15m x 4.50m)** Coved ceiling, feature fireplace, dado rail, radiators, woodblock flooring, storage cupboard and rear aspect double glazed patio doors to garden.

FIRST FLOOR LANDING: Side aspect double glazed window and doors to all rooms.

BEDROOM ONE: **4.10m x 3.00m (13'5 x 9'10)** Coved ceiling, built in wardrobe, radiator and rear aspect double glazed window.

BEDROOM TWO: **3.35m x 3.00m (11' x 9'10)** Radiator and front aspect double glazed window.

BEDROOM THREE: **3.20m x 2.05m (10'6 x 6'9)** Coved ceiling, radiator and rear aspect double glazed window.

FAMILY BATHROOM: White three piece suite comprising panel enclosed bath with power shower and glass shower screen, pedestal wash hand basin, low level W.C, extractor fan and front aspect opaque double glazed window.

REAR GARDEN: **Approximately 45ft.** Patio area, lawn area, timber shed and enclosed by panel fencing.

PARKING: Block paved driveway providing off street parking for up to three vehicles.

APARTMENT

Double glazed French doors to:

KITCHEN/LIVING AREA: **5.25m x 5.00m (17'3 x 16'5)**
KITCHEN - Comprising eye and base level units with square edge work surfaces, stainless steel drainer unit with mixer tap, fitted oven, hob and extractor over, fitted fridge freezer, part tiled walls, electric heater, rear aspect double glazed window, laminate wood effect flooring and open plan to:
LIVING AREA - Storage cupboards, electric heater, laminate wood effect flooring and doors to all rooms.

DOUBLE BEDROOM: **3.75m x 2.80m (12'4 x 9'2)** Fitted mirror wardrobes, electric heater, front aspect opaque double glazed window, laminate wood effect flooring and door to:

EN-SUITE BATHROOM: White three piece suite comprising panel enclosed bath with shower attachment over and concertina glass shower screen, pedestal wash hand basin, low level W.C, fully tiled walls, extractor fan and tiled flooring.

PRIVATE REAR GARDEN: **Approximately 35ft.** Patio area, lawn area, timber shed, external lighting, enclosed by panel fencing and gated side access to front.

COUNCIL TAX BAND: D- Runnymede Borough Council

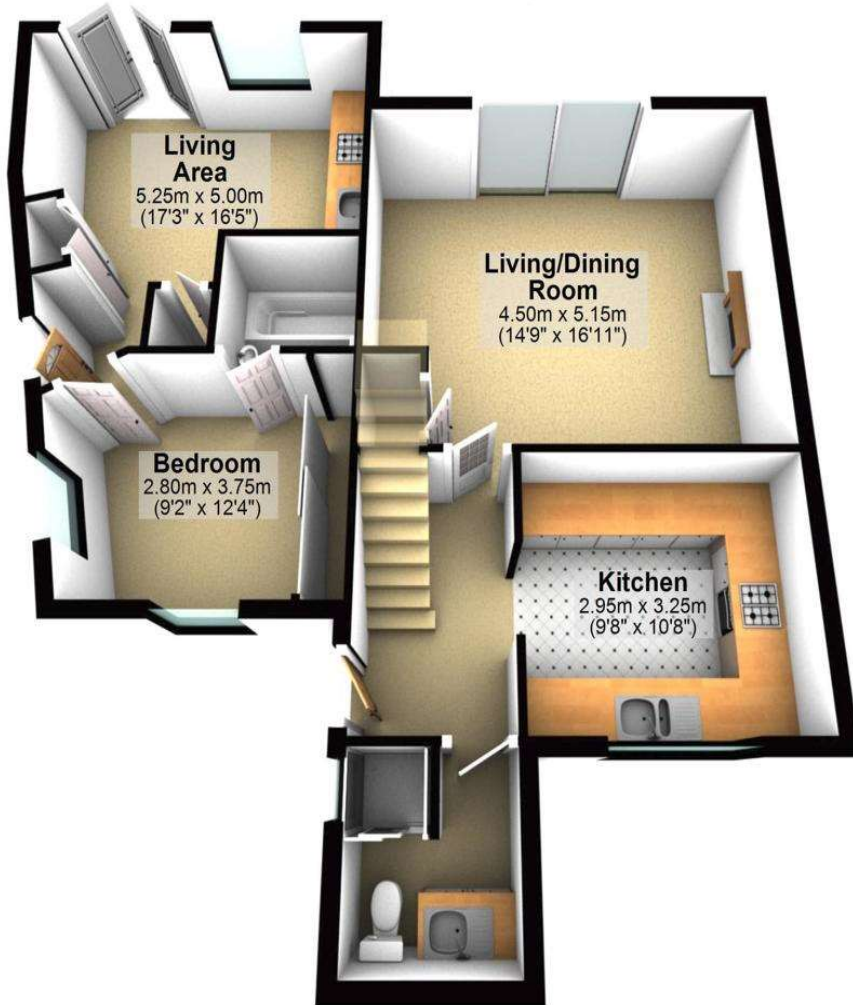
VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN

Ground Floor

Approx. 73.2 sq. metres (788.5 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 112.1 sq. metres (1207.0 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

Energy performance certificate (EPC)					
72 Ongar Place ADDLESTONE KT15 1JG	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">Energy rating <b style="font-size: 2em;">D</td> <td style="padding: 5px;">Valid until: 26 March 2033</td> </tr> <tr> <td colspan="2" style="padding: 5px;">Certificate number: 4460-7837-6722-9123-1773</td> </tr> </table>	Energy rating <b style="font-size: 2em;">D	Valid until: 26 March 2033	Certificate number: 4460-7837-6722-9123-1773	
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Certificate number: 4460-7837-6722-9123-1773					
Property type	Mid-terrace house				
Total floor area	82 square metres				

Rules on letting this property

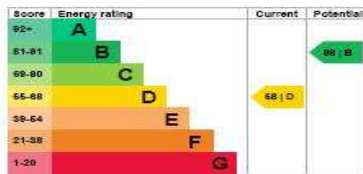
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)					
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Energy rating <b style="font-size: 2em;">D	Valid until: 26 March 2033				
Certificate number: 2507-3627-1290-0023-9226					
Property type	end-terrace bungalow				
Total floor area	30 square metres				

Rules on letting this property

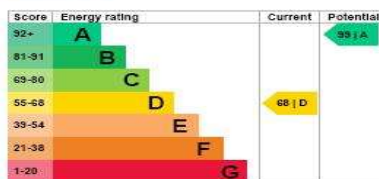
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Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

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