Wingate & Withers
ESTATE AGENTS










# 49 Simplemarsh Road, Addlestone, KT15 1QW

## Price Guide £575,000

## E.P.C Rating D

## Freehold

- Three double bedroom family home
- Engineered herringbone wood floor throughout downstairs
- Refurbished kitchen and bathroom to a high standard.
- Off street parking and EV charger.

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# 49 Simplemarsh Road, Addlestone KT15 1QW

Situated on the desirable Simplemarsh Road in Addlestone, this charming semi-detached house offers a perfect blend of modern living and comfort. The home has been refurbished to a high standard, featuring a contemporary kitchen and a stylish bathroom.

The large lounge and dining room provide an inviting space for relaxation and entertaining, making it the heart of the home. Natural light floods the area, creating a warm and welcoming atmosphere. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively.

Situated in a good location, this property offers convenient access to the M25, making it an excellent choice for commuters. The surrounding area is well-served by local amenities, schools, and parks, enhancing the appeal for families and professionals alike.

3 1 2 D

Council Tax Band: E







## Front entrance
Off street parking on grey shingle, side access and gate to rear garden, EV charging point and footpath to the composite front door.

## Lounge
High specification engineered herringbone wood floor throughout the downstairs accommodation. Light and bright lounge with a double glazed window and fitted blinds overlooking the entrance, side aspect panel window, radiators, under stairs cupboard housing the fuse board, downlights and open plan to dining area.

## Dining area
Spacious open plan to the lounge is this amazing area that could accommodate a large table and chairs suitable for entertaining and family meals. The continuation of the engineered wood floor gives a luxury atmosphere with a further radiator and downlights.

## Kitchen
Exceptionally designed to create a modern and immaculate kitchen. Vast range of white gloss cupboards with gold furnishings, Integrated appliances including; a full size fridge freezer, dishwasher, microwave, induction hob and modern extractor fan. Discreetly positioned in a cupboard is space for a washing machine and tumble dryer along with the Main combi boiler. Generous amount of marble effect work top with matching splash back, white butler sink and brushed gold tap is situated below the double glazed side aspect window. Opening to an office space/ further seating area benefitting from double patio doors leading the garden. Side aspect double glazed window, radiator and downlights.

## Downstairs cloakroom
Porcelain black marble effect tiled walls and flooring, built in low level toilet, floating hand basin and downlights.

## Stairs
Carpeted staircase leading to the first floor and landing, double glazed side aspect window, downlights and doors leading to the bathroom and bedroom with a further staircase to the top floor.

## Master bedroom
Situated at the front of the property, this lovely master bedroom offers a large fitted wardrobe with sliding doors, carpet, radiator, double glazed window and downlights.

## Bathroom
Stunning bathroom that has been refurbished to a high standard and is larger than the average bathroom. It consists of a Victorian style freestanding bath and black shower mixer tap, large walk-in shower enclosure with black monsoon showerhead and additional hose, floor to ceiling tiled walls, downlights, double glazed window with obscured glass, two large storage cupboards, built in low level toilet, contemporary floating hand basin, heated towel rail and tiled floor.

## Staircase to the top floor
Carpeted staircase to the top floor with stairs leading to both the double bedrooms.

## Bedroom two
Double bedroom situated at the front of the property with carpet, ceiling light, radiator and double glazed window overlooking the entrance.

## Bedroom three
Similar size to bedroom two situated at the rear of the property with double glazed window, carpet, ceiling light radiator and built in large storage cupboard.

## Garden
Well maintained garden with new porcelain tiled patio area, side access with bin store area, outside tap and raised flower beds set behind the sleepers.


HOME
Ragdoll











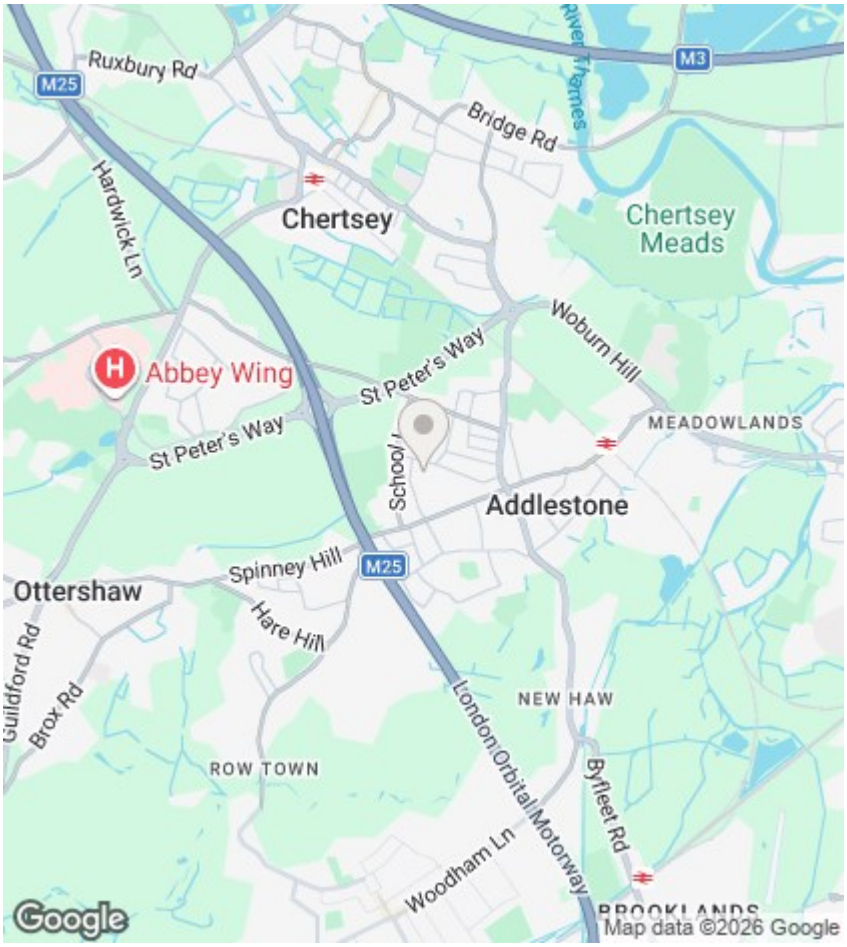













## Directions

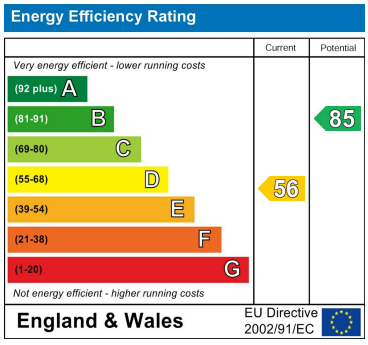
Addlestone Station Car Park, Station Road, Addlestone, UK Head south-east on Victory Park Rd towards Station Rd/B3121 Turn right onto Station Rd/B3121 Turn right onto High St/A318 Turn left onto Simplemarsh Rd Destination will be on the left Arrive: Simplemarsh Rd, Addlestone KT15 1QW, UK

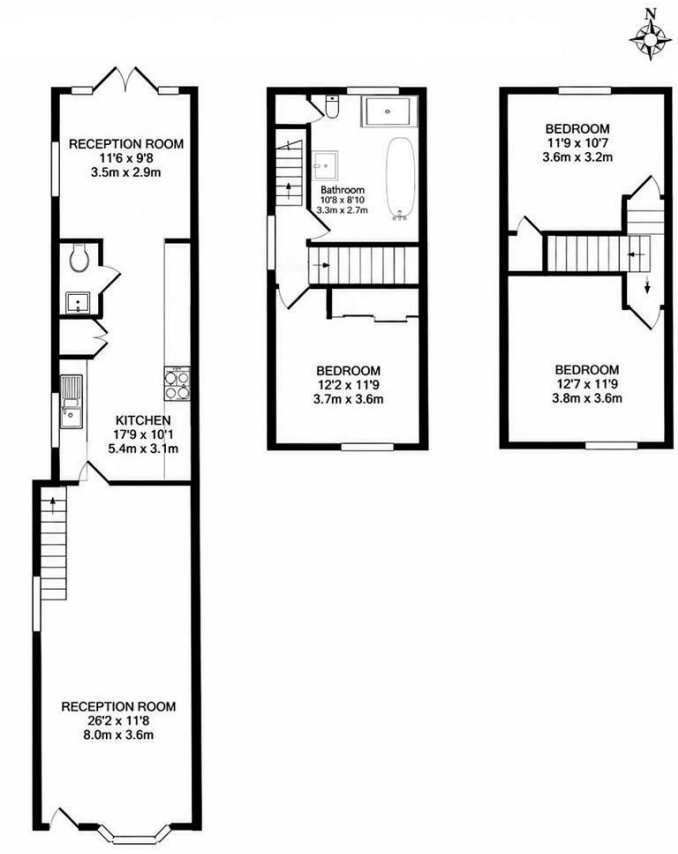
## Viewings

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

## EPC Rating:

D




TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.7 SQ.M.)

**Disclaimer:**

Floor plan not drawn to scale, drawing and dimensions are for guidance only. Whilst every care is taken to prepare this plan, no guarantees or responsibility are made towards the accuracy or completeness of the floor plan.

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