



01932 560777  
[johnsonandjones.co.uk](http://johnsonandjones.co.uk)

High Tree Close  
Addlestone, Surrey

Johnson & Jones

## 2 The Croft High Tree Close Addlestone, KT15 1BT

**Guide Price £310,000**

Johnson & Jones are delighted to present this charming property located in the ever desirable High Tree Close, Addlestone. Forming part of a high quality Arts & Crafts Villa in the style of CFA Voysey, this residence offers a unique blend of character & charm, combined with a striking modern interior providing the ultimate in luxury living.

Upon entering you will be greeted by a very grand entrance hall, so spacious it would actually make for a lovely home office/study area. Leading through to the lounge you are immediately taken back by the stunning inglenook fireplace, which features a working wood burning stove, creating a warm and inviting atmosphere perfect for cosy evenings. The property boasts a well-designed layout that maximises space and comfort with an open plan kitchen to this area creating the perfect space for entertaining. The handy utility cupboard, which houses the washing machine, adds to the practicality of the home, making laundry days a breeze.

For those who appreciate outdoor living, the private patio garden area to the front provides an ideal spot for relaxation or entertaining guests. It is a delightful space to enjoy the fresh air and sunshine. Additionally, this property comes with the convenience of two designated parking spaces, ensuring that you will never have to worry about finding a place to park.

This property is perfect for anyone seeking a blend of charm, comfort, and convenience in a sought-after location. Don't miss the opportunity to make this delightful residence your new home. Available immediately with full vacant, chain free possession!

Tenure: Share of Freehold

Lease Length: 999 Years Remaining

Service Charge: Circa £1,500 per annum

Ground Rent: £0.00 Per Annum



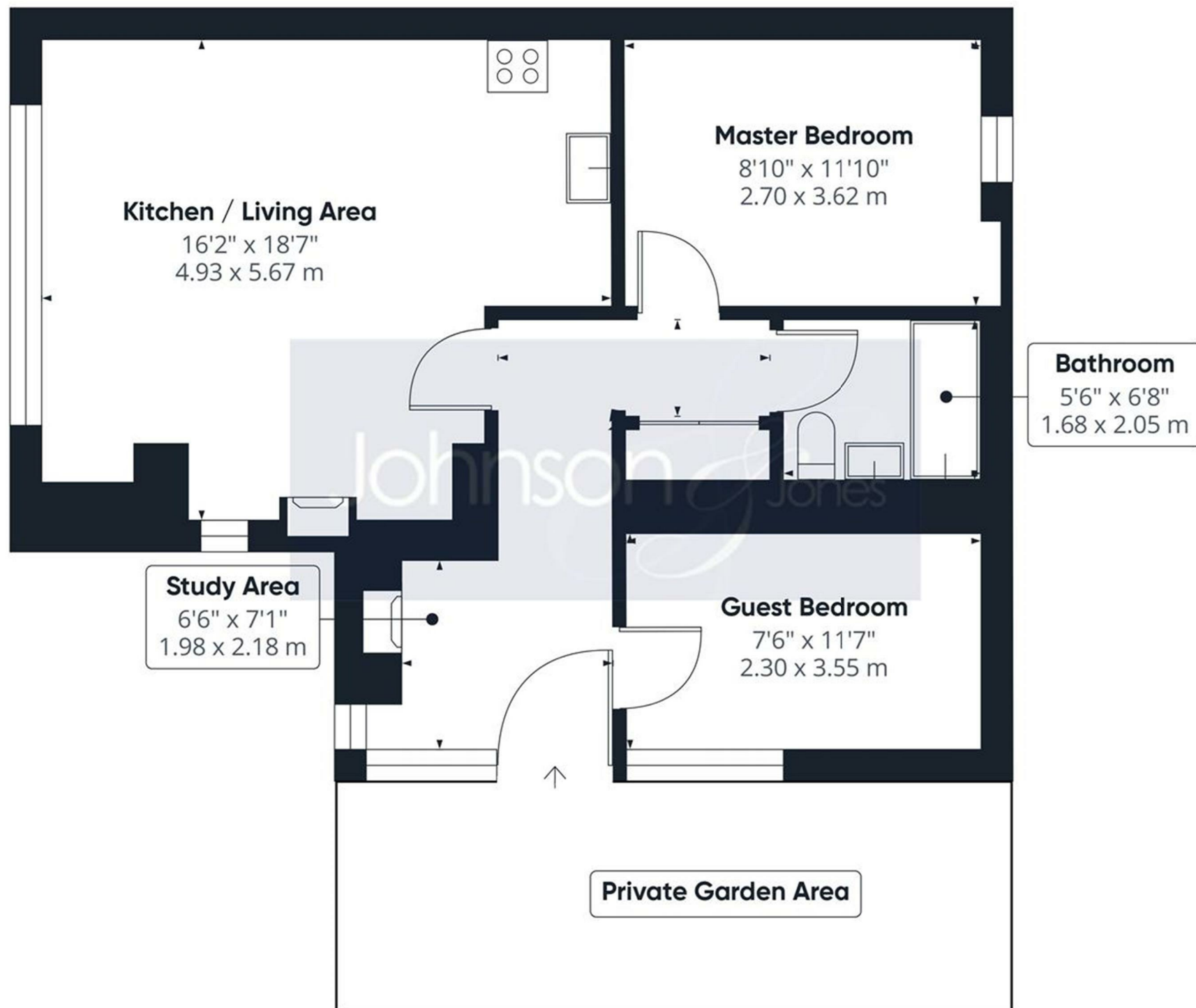
© www.johnsonandjones.co.uk



© www.johnsonandjones.co.uk

Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Approximate total area<sup>(1)</sup>

608 ft<sup>2</sup>

56.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



10 London Street, Chertsey  
Surrey, KT16 8AA

Johnson & Jones