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Monks Crescent  
Addlestone, Surrey

Johnson & Jones

# 52 Monks Crescent Addlestone, KT15 1UX

**Guide Price £279,950**

Johnson & Jones are pleased to introduce this impeccably presented one-bedroom, end-of-terrace residence, ideally situated in a secluded position within a quiet and sought-after cul-de-sac. This property offers an excellent opportunity for professionals or couples, boasting the rare advantages of allocated off-street parking and a private, well-maintained garden.

The ground floor accommodation is thoughtfully arranged, featuring a bright and expansive open-plan living and dining area that serves as the heart of the home. This is complemented by a separate, fully equipped kitchen providing integrated appliances and substantial storage solutions. Ascending to the first floor, you will find a generous double bedroom of impressive proportions and a sophisticated family bathroom, which has been finished to a high standard with a contemporary three-piece suite and comprehensive floor-to-ceiling tiling.

Further enhancing the appeal of this home are practical features, including full double glazing and a high-efficiency gas central heating system. Given the property's desirable location and superior finish, we anticipate significant interest. Available to the market chain free with full vacant possession, we strongly recommend an early internal inspection to fully appreciate the quality and privacy this residence offers.

Tenure: Freehold

Chain: NO ONWARD CHAIN

Council Tax: Band C



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.





**Kitchen**  
7'3" x 7'9"  
2.21 x 2.38 m



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

487 ft<sup>2</sup>  
45.2 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)



10 London Street, Chertsey  
Surrey, KT16 8AA

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