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Selbourne Avenue
Addlestone,

Johnson & Jones

70 Selbourne Avenue Addlestone, KT15 3RD

Guide Price £525,000

Johnson & Jones are delighted to present this charming semi-detached family home, tucked away in a quiet, sought-after cul-de-sac in the heart of New Haw. Offering a seamless blend of traditional comfort and thoughtful modern updates, yet still boasting potential for further extension for those looking to add value themselves, this stunning home will appeal to many looking to move.

The ground floor is designed for both relaxation and practicality, featuring a welcoming lounge centred around a stunning working fireplace. The extended kitchen and dining rooms overlook the rear garden and have scope to be opened up into a large open plan entertaining space (stpp). In addition, we have clever details, like the guest W/C that doubles as a discreet laundry space, ensuring the home remains as functional as it is inviting. Upstairs, the property boasts two generous double bedrooms, both with bespoke fitted wardrobes, alongside a versatile large single that ideally suits a guest room, nursery or a sophisticated home office.

The outdoor space is a true highlight, beginning with wide side access that leads to a substantial, sun-drenched rear garden. Whether you are hosting on the patio or enjoying the mature flower beds that border the lawn, the garden serves as a private sanctuary. At the far end, a brick-built workshop and a dedicated cabin office provide invaluable space for hobbies or remote work.

Complete with off-street parking for several vehicles, this home sits just a short stroll from New Haw High St with its eclectic mix of shops and restaurants. Junction 11 on the M25 is a mere 3.5 miles away, and is only 1.2 miles from West Byfleet station, offering a swift commute to Waterloo without sacrificing the peace of suburban living.

Available, ready to move in, early internal inspection is highly recommended!

Tenure: Freehold

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.



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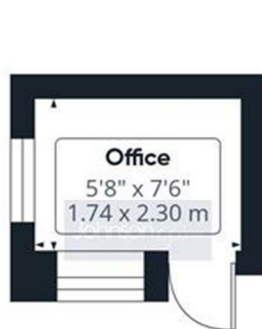
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

978 ft²

90.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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



10 London Street, Chertsey
Surrey, KT16 8AA

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