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ALEXANDER RUMSEY  
REAL ESTATE

# Heron Dale, Addlestone, KT15

Offers Over £575,000

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Tucked away in the highly sought-after and peaceful Heron Dale in Addlestone, this spacious end-of-terrace home offers a wonderful balance of comfort, practicality, and scenic surroundings.

Set on a quiet residential road, the property enjoys a particularly desirable position with stunning open views over beautiful countryside to the rear, creating a sense of privacy and tranquillity that is rarely found. Despite its peaceful setting, the home is also within walking distance of Addlestone High Street, offering convenient access to shops, amenities, and transport links.

Internally, the home provides generous and versatile living space throughout. The ground floor features a bright and welcoming living room, a convenient cloakroom, and an impressive open-plan kitchen/dining area - ideal for modern family living and entertaining. This space flows seamlessly into a charming conservatory, perfectly positioned to take in the picturesque garden outlook.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering flexibility for growing families, home working, or guest accommodation. A family bathroom serves the additional bedrooms, while the layout ensures a practical and comfortable living environment.

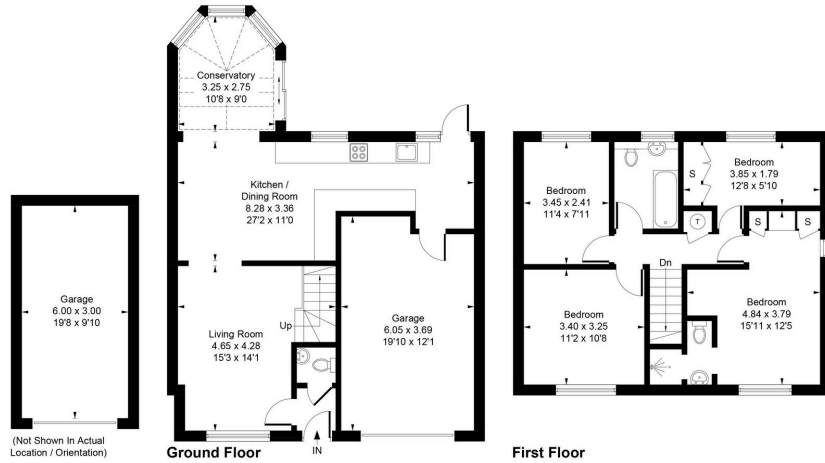
Further enhancing the appeal, the integral garage offers excellent potential for conversion into an additional reception room, home office or playroom (subject to the usual permissions), allowing buyers to tailor the home to their needs. Outside, the south-facing garden is a real highlight - an ideal sun trap, perfect for relaxing or entertaining while enjoying the open countryside backdrop.

The property also comes with an additional second garage in a block close-by.

This is a fantastic opportunity to acquire a substantial home in a quiet, desirable location, with countryside views and excellent living space - perfect for families or those looking to enjoy a more relaxed lifestyle while remaining well-connected.



Approximate Gross Internal Area (Including Garage) = 134.93 sq m / 1452 sq ft  
 External Garage = 18.24 sq m / 197 sq ft  
 Total = 153.17 sq m / 1649 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Quiet and sought-after location
- End-of-terrace position
- Walking distance to Addlestone High Street
- Beautiful countryside views to the rear
- South-facing garden – a perfect sun trap
- Spacious open-plan kitchen/dining room
- Conservatory
- Four good sized bedrooms
- Integral garage with conversion potential (STPP) plus further garage in block near-by
- Driveway for multiple cars

