



Marshall Place
ADDLESTONE, KT15

yoodle®
Success and nothing less

A well presented two bedroom house situated in a popular cul-de-sac within easy reach of both Addlestone and Byfleet & New Haw stations and local amenities.

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Offering a homely feel, the downstairs accommodation comprises a large reception room with access out to the rear garden and a separate fully fitted kitchen. Upstairs there are two double bedrooms and a bathroom with shower over bath. Externally the property benefits from a private enclosed garden and three allocated parking spaces.

Offered unfurnished and available beg July.



MARSHALL PLACE, NEW HAW, ADDLESTONE, KT15 3JB

£1,600 PER MONTH

Local Authority:

Council Tax Band: D

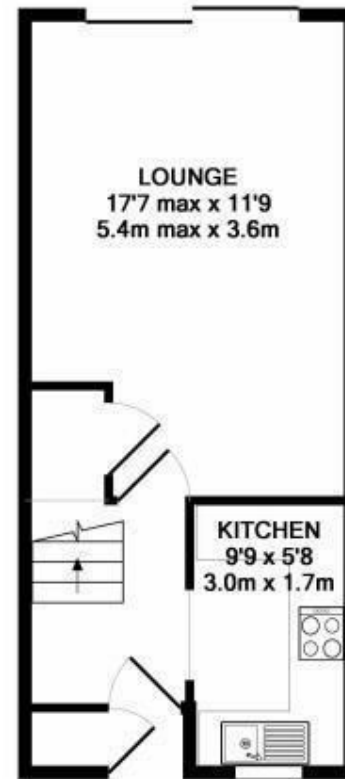
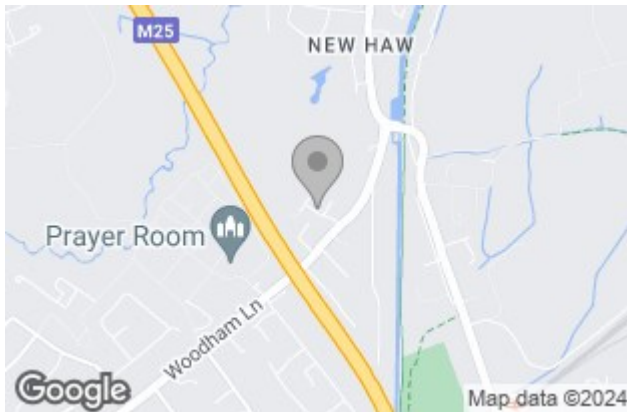
Furniture: Unfurnished

Parking:

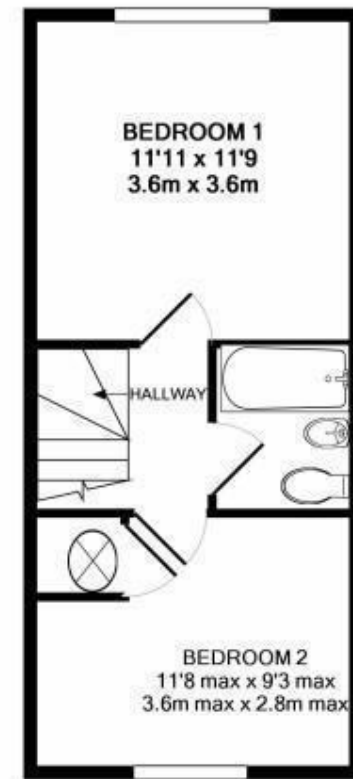
Available Date: 17th June 2024

TOTAL APPROX. FLOOR AREA 656.59 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	88	Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(92 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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