



## **6 Kay Avenue Meadowlands, ADDLESTONE. KT15 2RE**

STUNNING FULLY REFURBISHED PARK HOME SITUATED IN SOUGHT AFTER DEVELOPMENT IDEALLY LOCATED FOR WEYBRIDGE & ADDLESTONE HIGH STREETS & LOCAL MOTORWAY NETWORKS. The property has been extensively updated by the current owner and benefits from a spacious lounge/diner with patio doors to private rear garden, luxury fitted kitchen, two well proportioned bedrooms, modern white shower suite, secluded rear garden and off street parking. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### **Double glazed door leading to:**

#### **Entrance Lobby**

Side aspect UPVC double glazed window, open to:

#### **Lounge/Diner/Kitchen**

Rear aspect UPVC double glazed doors to garden, range of modern fitted units at eye and base level with roll edged worktops, sink drainer unit, built-in oven and hob with extractor, built-in fridge/freezer, recessed downlighters, laminate wood-style flooring.



### **Bedroom 1**

Front aspect UPVC double glazed window, radiator, recessed downlighters, light and power points.



### **Bedroom 2**

Side aspect UPVC double glazed window, light and power points, radiator.

### **Shower Room**

Side aspect UPVC double glazed window, white three piece shower suite comprising walk-in double shower, low level W.C & wall mounted wash hand basin inset to vanity unit. radiator, partly tiled walls.



### **Outside**

#### **Front Garden**

Mainly laid to block paving providing off-street parking, gated side access to rear.

## ROOM DESCRIPTIONS

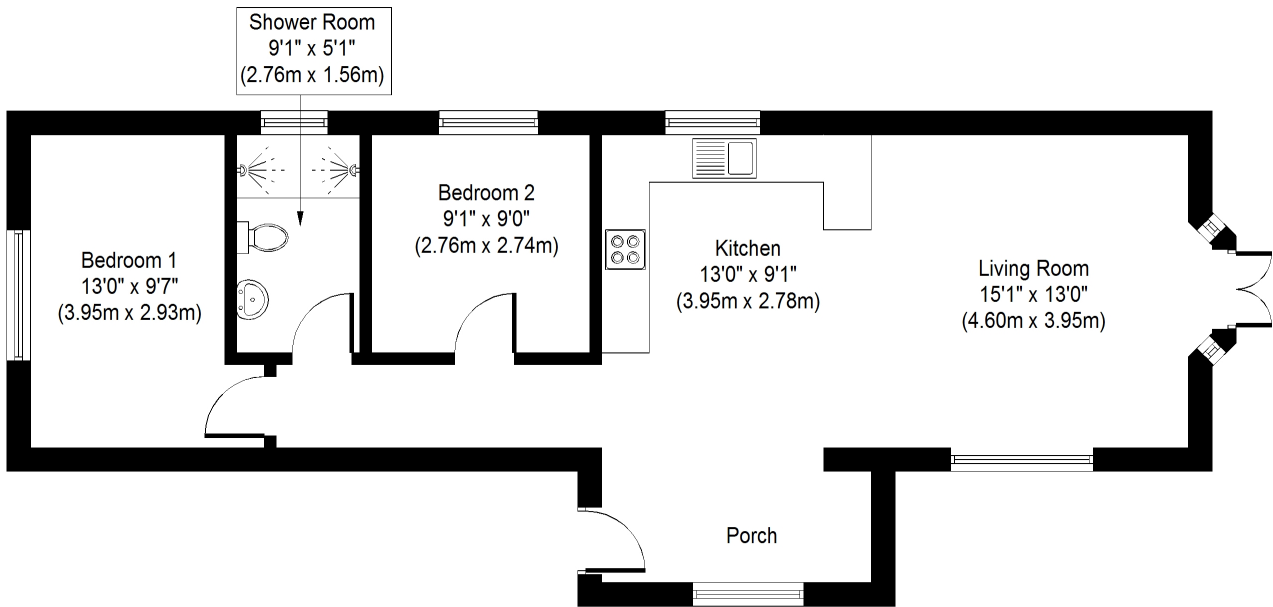
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### **Rear Garden**

Mainly laid to paving, lawn area, gated side access to front on both sides.



# FLOORPLAN



**Approximate Floor Area**  
**688 Sq. ft.**  
**(63.9 Sq. m.)**

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 or tenant. 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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