

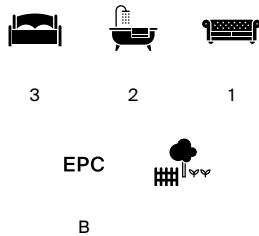


## NEW HAW ROAD

Addlestone, Surrey

# NEW HAW ROAD ADDLESTONE

A detached new build house in KT15  
close to Byfleet Station  
and local shops.



Local Authority: Runnymede Borough Council

Council Tax band: E

Tenure: Freehold





# RECENTLY COMPLETED TO A HIGH STANDARD

This detached house benefits from driveway parking for two cars and a large rear garden.

The property is well designed throughout, with the kitchen/diner at the rear of the house and elegant bi-folding doors out to the pretty rear garden. The kitchen features a central island with quartz worktops and counter seating and there is good space for dining and living. Flooring throughout this space is a fashionable porcelain herringbone.

There is also a formal reception room to the front of the house with a bay window and a good size utility room with appliances and built-in storage.

The first floor has a large principal suite with fitted cupboards and an en suite shower room.

There are two further large double bedrooms which share a family bathroom, with a bath and separate shower enclosure.

The entire property benefits from underfloor heating powered by cost effective air-source heat pump and high-grade insulation throughout.

There is a unique loft space of over 41 feet, which could be used flexibly as an office, games room or gym.

The outdoor areas feature a great size garden, recently landscaped and mostly laid to lawn, surrounded by trees, and a large patio area for entertaining. Additionally, there is a parcel of land offering potential for a garden cabin (stpp), ideal for a home office or gym.

The property is offered with no onward chain.



# LOCATION

Byfleet and New Haw Station is less than a mile away and offers a fast service to London Waterloo.

Brooklands and Addlestone One are close by and offer a variety of recreational activities such as the Light Cinema, Kick X and Geek Retreat. Nearby shops include Waitrose, Tesco Extra and M&S. Crockford Park Farm is within walking distance and provides fun for all the family with a PYO farm and garden centre. Routes for walking and biking along the Wey Canal are close by which links to the Thames and the Basingstoke canal for boating and longer journeys. Topgolf and many larger golf courses are also within reach for sporting enthusiasts, as is David Lloyd Brooklands, 24/7 and anytime fitness gyms. Brooklands Museum and Mercedes Benz World offer an interesting day out.

**Distances:** Byfleet and New Haw Station 0.9 miles, Addlestone 0.8 miles, West Byfleet 2 mile, Weybridge 2.2 miles, Cobham 4.6 miles, Guildford 10.7 miles, Heathrow 9.2 miles

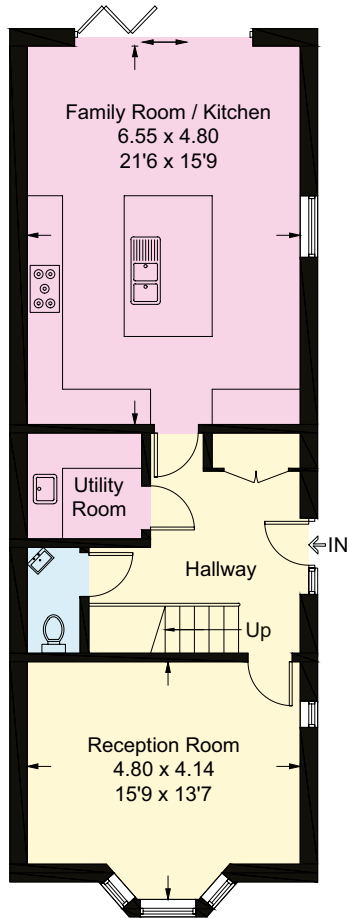




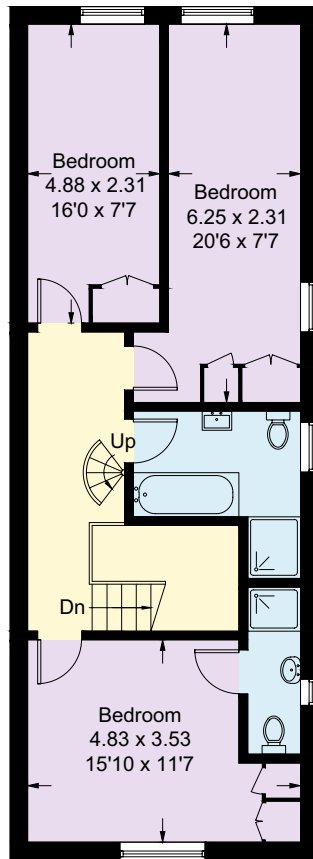
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



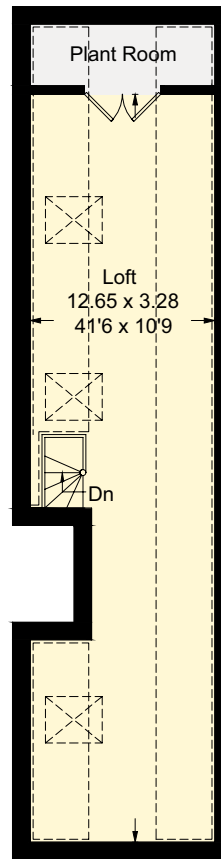
= Reduced Headroom



**Ground Floor**



**First Floor**



**Second Floor**

Approximate Gross Internal Area =  
174.5 sq m / 1878 sq ft  
(Including Loft Room)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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