



Selbourne Avenue
NEW HAW, KT15

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Success and nothing less

Three/Four bedroom bungalow delightfully tucked away, close to local schools and shops!



A beautifully presented and deceptively spacious bungalow with an enviable position, situated on a no through road. This family home offers off street parking and is conveniently located within walking distance to local schools, station and New Haw village.

The benefit of a bungalow is the flexible accommodation! Currently used as a three bed, three reception home however could easily work as a four bed, two reception and should be seen to truly appreciate the space.

Upon entering the property there is a large welcoming hallway which leads onto all of the ground floor accommodation. There is an open plan kitchen/dining/living area which is ideal for modern family living, with a vaulted ceiling, the space is flooded with light and has French doors to a private enclosed rear garden with a large patio/bbq space at the rear, ideal for al fresco dining. There are two additional receptions, one at the rear of the house also with french doors onto the garden and currently being used as a study. The main family snug is at the front of the bungalow, which has a large bay window and open fireplace. Additionally to the ground floor is the master bedroom, family bathroom with freestanding roll top bath, shower room with wc and a utility room! As you go up to the first floor, the stairwell splits and leads onto two further bedrooms.

This lovely family home really is a gem and benefits from planning to further extend the accommodation for a growing family.



SELBOURNE AVENUE, NEW HAW, KT15 3RB

ASKING PRICE £650,000

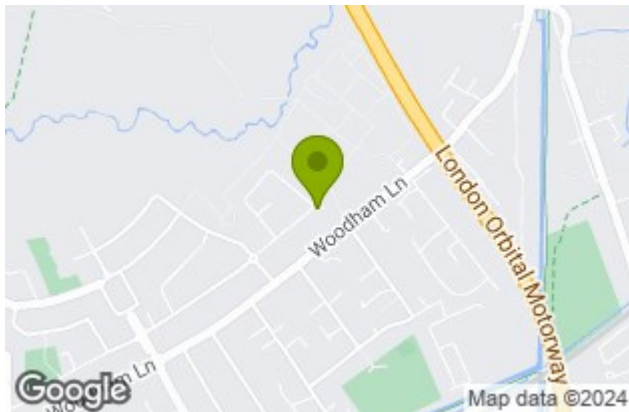
Local Authority: Runnymede

Council Tax Band: E

Parking: Off-street Driveway

TOTAL APPROX. FLOOR AREA 1453.14 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		80	(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G	56		(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		



Selbourne Avenue
Approximate Gross Internal Floor Area = 118.9 sq m / 1280 sq ft

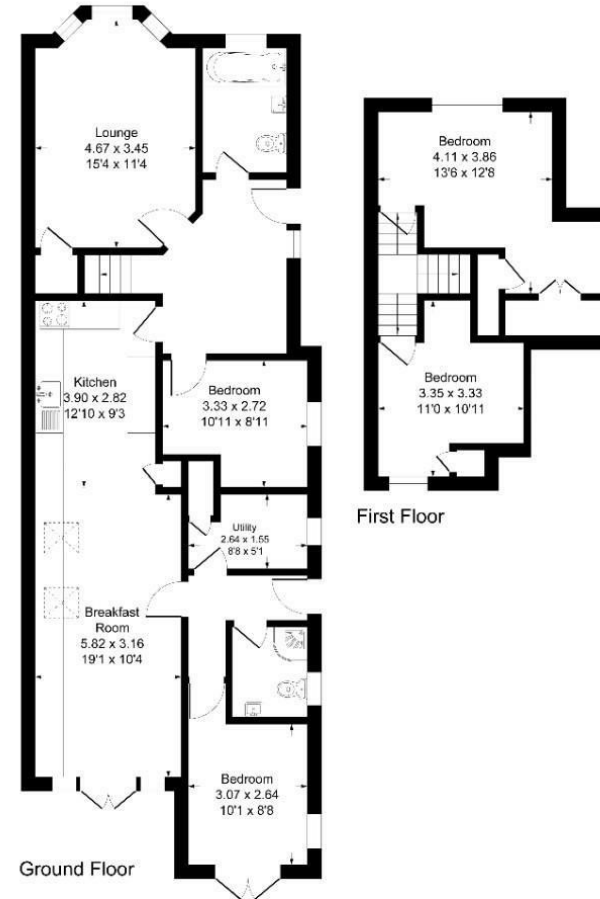


Illustration for identification purposes only, measurements are approximate, not to scale.

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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