



Loncin Mead Avenue, New Haw, KT15 3NF

Offers In Excess Of £575,000

A truly superb modern four bedroom semi-detached family home that offers well proportioned accommodation, offering versatile living space. The property is located within this popular cul-de-sac location within easy reach of New Haw village shops and popular schools. The accommodation comprises, on the ground floor, modern fitted kitchen with built-in hob and oven, cloakroom, lounge/diner and double glazed conservatory, on the first floor three bedrooms, main bedroom with en-suite shower room and bathroom on the second floor further bedroom. Outside front and rear gardens, off street parking for two cars. The property also benefits from double glazed windows, central heating and is offered for sale with no onward chain. Priced for a quick sale. Call now for more details.

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Entrance Hallway

Radiator, power point, laminate flooring, stairs to first floor landing.

Cloakroom



Low level w/c, wash hand basin with mixer tap, tiled splashback, tiled flooring, double glazed window.

Kitchen

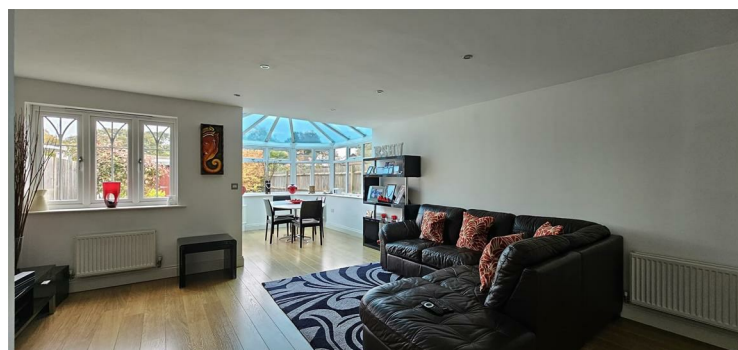


Single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob with extractor hood above and built-in oven below, built-in dishwasher, space for fridge/freezer, power point, tiled flooring, cupboard housing wall mounted boiler, spotlights, front aspect double glazed window, double doors to...

Lounge/Diner



Rear aspect double glazed window, radiator, laminate flooring power point, understairs cupboard, spotlights, further radiator.



Conservatory



Rear aspect double glazed window and double glazed door to rear garden, power point, radiator.

First Floor Landing

Storage cupboard, further cupboard housing 'Mega Flo' system, doors to rooms and stairs to second floor.

Bedroom One



Rear aspect double glazed window, built-in wardrobes and door to...

En-Suite



Tiled enclosed shower cubicle, low level w/c, wash hand basin with vanity unit below, tiled walls and flooring, heated towel rail, double glazed window.

Bedroom Two



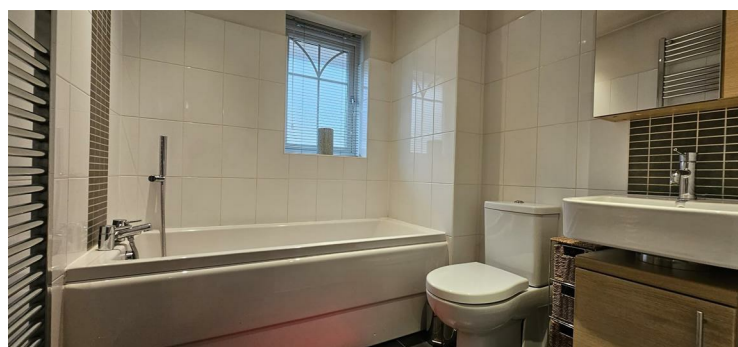
Front aspect double glazed window, radiator, built-in wardrobes.

Bedroom Three



Front aspect double glazed window, radiator, power point.

Family Bathroom



Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with vanity unit below low level w/c part tiled walls, tiled flooring, heated towel rail, side aspect double glazed window, spotlights.

Second Floor Landing

Storage cupboard.

Bedroom Four



Skylight window, radiator, power point, eaves storage cupboard.

Outside

Rear Garden

Paved patio area, rest laid to lawn area, timber shed, side access.

Front

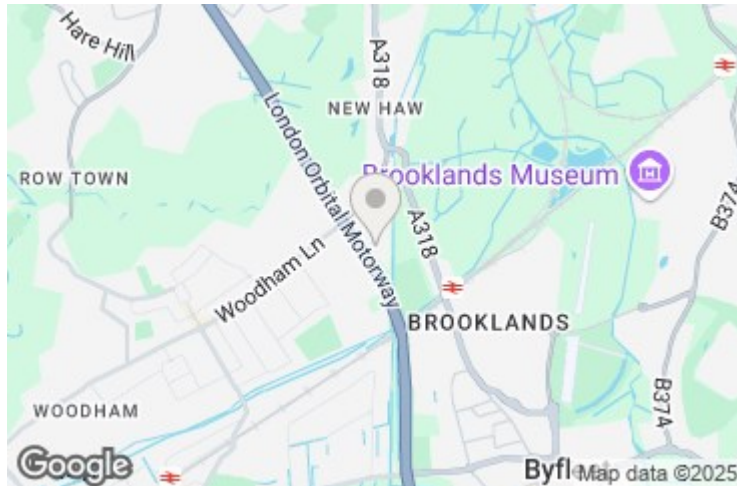
Shrub area and electric car charge point.

Parking

Two allocated parking spaces.

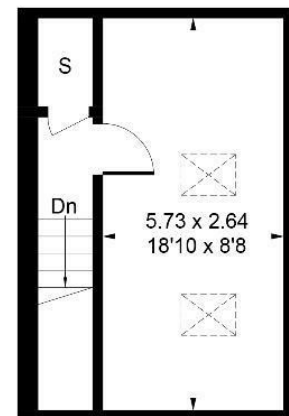
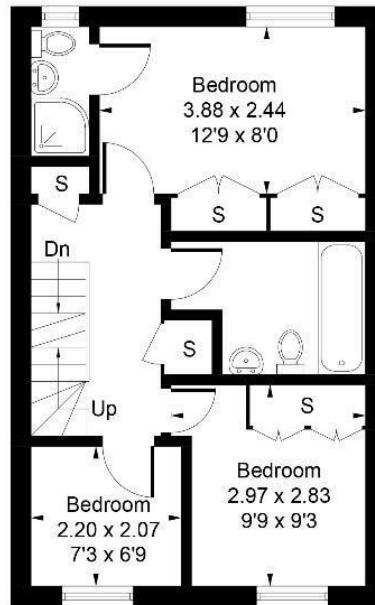
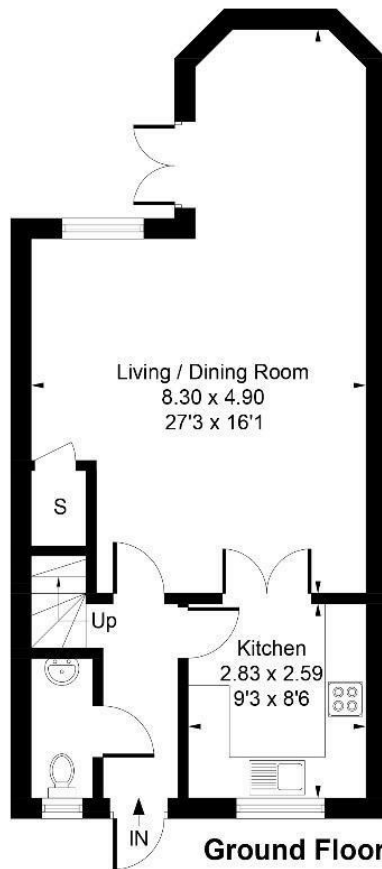
Service Charge

£40.00 per month



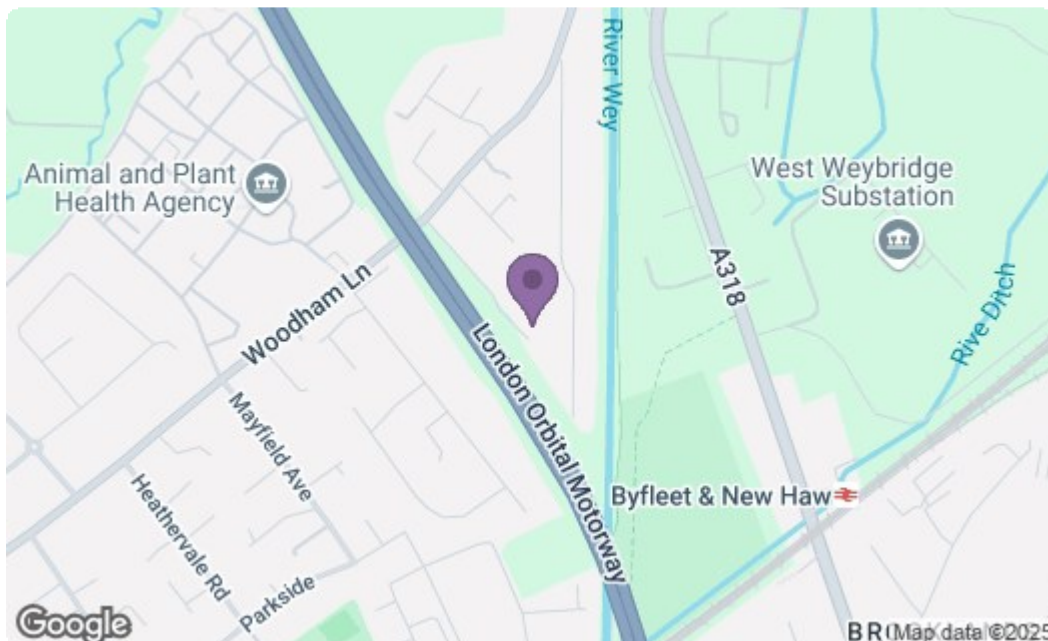
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Approximate Gross Internal Area
108.93 sq m / 1173 sq ft



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.

Produced by jcphotographystudio.com



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