



Richard State

Independent Estate Agents Limited



Bridge End Woodham Park Road, Woodham, KT15 3TH

£1,395,000



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£1,395,000

Bridge End Woodham Park Road

Woodham, KT15 3TH

- 3123' Sqft of bright free flowing accommodation suitable for restricted mobility living
- Detached double garage approached via electronic gated carriage driveway
- Five double bedrooms – three with ensuite bath/shower rooms
- Delightful 150' x 75' sunny westerly aspect garden with a superb garden room
- Huge loft space
- Beautifully presented throughout

A truly exceptional five double bedroom five bathroom detached bungalow having been substantially and thoughtfully enlarged and extensively improved within the last eight years with the result being a quite stunning home set in a secluded westerly aspect plot approaching half an acre and featuring a superb garden room with an ensuite shower room, purpose built as a gym. Bridge End is approached via a 175' wide frontage with two sets of electronic gates leading to a large carriage driveway and a superb detached double garage. The 3123sqft of living space, floored entirely in Amtico, includes an impressive reception hall, generous living room and a dining room, a study and a contemporary fitted kitchen breakfast room with matching utility room. The spacious master suite has a sumptuous ensuite bathroom and double doors opening on to a terrace. Two other double bedrooms both have ensuite shower rooms with two further double bedrooms served by a family bathroom. Woodland and countryside walks, the Cricketers Inn and Bourne Valley garden centre are nearby with New Haw village shops and popular schools also readily accessible as are the local schools and shops at Rowtown VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED TO FULLY APPRECIATE THIS OUTSTANDING HOME



The accommodation comprises (please see attached floor plan);

ENTRANCE CANOPY: Composite front door to;

RECEPTION HALL: Sensor downlighters, coats cupboard, radiator

CLOAKROOM: Modern white suite, w.c., hand basin in vanity unit, sensor downlighters, ladder radiator, double glazed window

DOUBLE ASPECT LIVING ROOM: Two double glazed windows with shutter blinds, two radiators, two sets of double glazed double doors to rear garden

DINING ROOM: Superb pocket doors from hallway, double glazed window with shutter blinds, radiator

STUDY: Double glazed window with shutter blinds, radiator

KITCHEN BREAKFAST ROOM: One and a half bowl sink in a comprehensive range of contemporary wall and base units with soft close doors and drawers, induction hob, integrated Neff oven and combi oven with microwave, full size Bosch fridge and freezer, dishwasher, wine fridge, extractor hood, radiator, downlighters, double pocket doors from hallway, double glazed window, double glazed double doors to rear garden

UTILITY ROOM: Matching wall and base units with sink, plumbing for washing machine, vent for tumble drier, ladder radiator, downlighters, double glazed door to garden

GUEST BEDROOM: Double glazed window with shutter blinds, radiator





ENSUITE SHOWER ROOM: Modern white suite comprising shower enclosure, w.c., hand basin in vanity unit, sensor light mirror, double glazed window, ladder radiator

INNER HALLWAY: Sensor downlighters, two large airing cupboard, meter cupboard, radiator

MASTER BEDROOM: Approached through a range of built in wardrobes, sensor downlighters, radiator, double glazed window, double glazed double doors to leading to garden terrace

SUMPTIOUS ENSUITE BATHROOM: A luxury suite comprising large walk in shower, bath with central tap and a shower attachment, twin hand basins in vanity units, w.c., two ladder radiators, sensor light mirrors, downlighters

BEDROOM THREE: Fitted wardrobes, double glazed window with shutter blind, radiator

ENSUITE SHOWER ROOM: Modern white suite comprising shower enclosure, w.c., hand basin in vanity unit, sensor light mirror, double glazed window, ladder radiator

BEDROOM FOUR: Fitted wardrobes, double glazed window with shutter blinds, radiator

BEDROOM FIVE: Double glazed window, radiator

FAMILY BATHROOM: Modern four piece suite comprising large shower enclosure, bath with central tap and a shower attachment, w.c., hand basin in vanity unit, downlighters, double glazed window, ladder radiator

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR:

LOFT: A vast loft space with two double glazed windows, light and power

BOILER ROOM: Boiler, hot water tanks, light and power

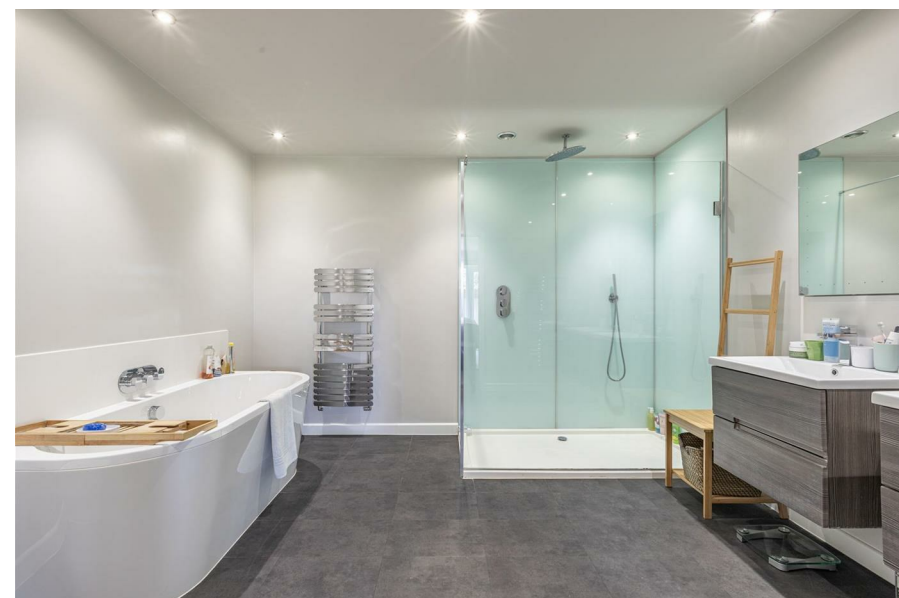
OUTSIDE:

FRONT GARDEN: An impressive frontage approximately 175' wide with laurel hedging, retaining wall and two sets of remote control electric gates leading to an impressive block paved carriage driveway providing parking for numerous vehicles. Lighting, tap, lawn, gated side access to both sides leading to;

REAR GARDEN: A delightful secluded sunny westerly aspect garden measuring approximately 150' x 75'. Large terrace, hot and cold taps, raised borders, hedging, a variety of trees, lighting, remainder laid to lawn

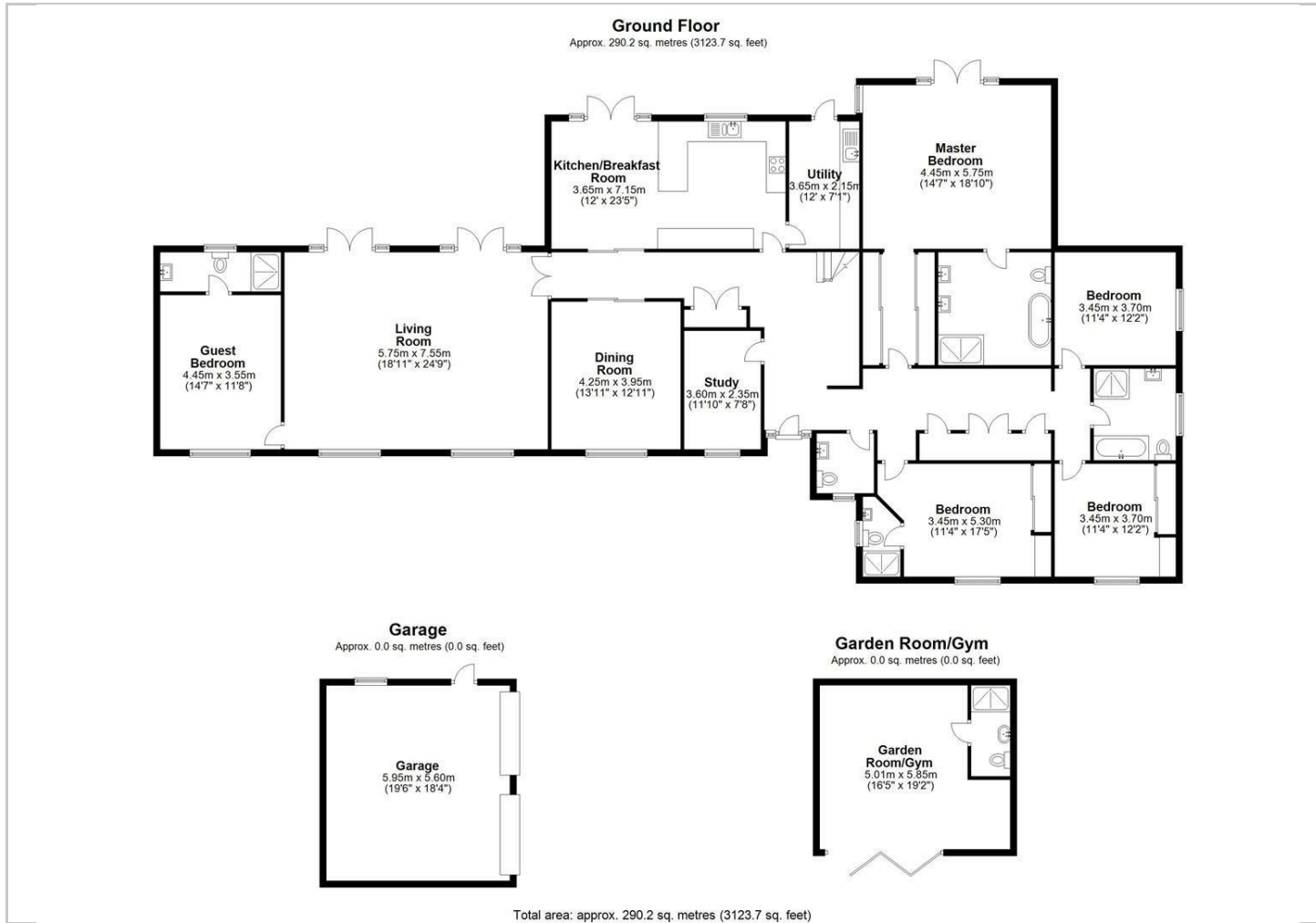
GARDEN ROOM: A superb modern building currently used as a gym but ideal for a multitude of purposes and a great space for entertaining. Hot and cold air conditioning, bifold doors, downlighters, shower room with a white suite comprising shower enclosure, w.c., hand basin in vanity unit, downlighters

GARAGE: A detached double garage with two electric up and over doors, electric charging point, eaves storage, light and power, double glazed window, double glazed personal door to garden

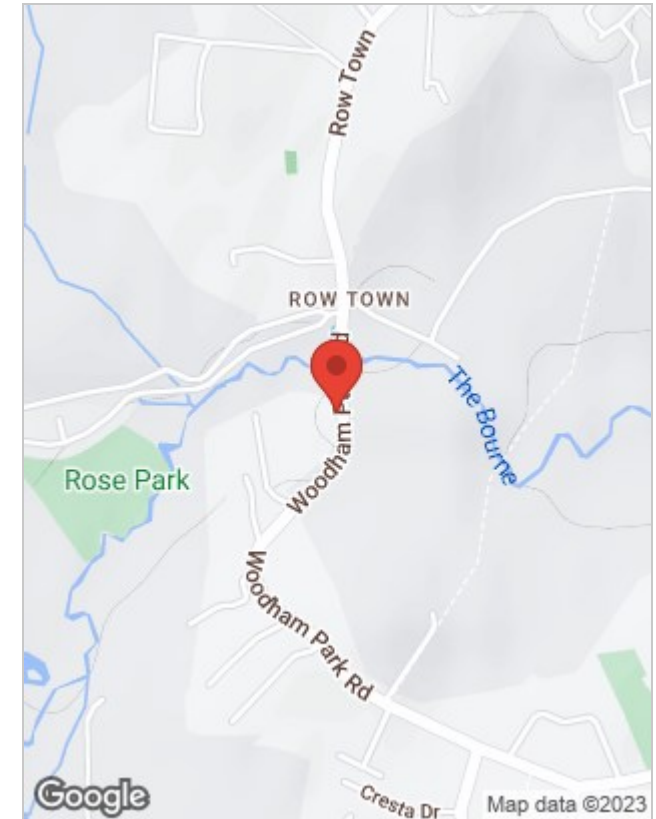




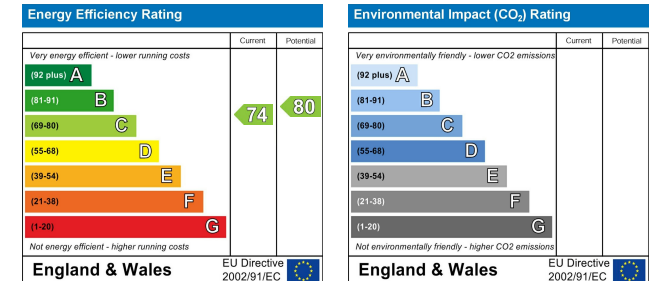
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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