



Richard State

Independent Estate Agents

5 Wilton Place, New Haw, Addlestone, Surrey, KT15 3JL

Guide price £750,000

A highly desirable four double bedroom, two bathroom detached family home occupying a wide corner plot offering great potential for extension. The property enjoys a sought after cul-de-sac location just off New Haw's most prestigious private road with countryside and canal side walks on the doorstep. The living space includes an impressive 24'5 living dining room with a feature open fireplace, a 14'5 family room, a study, a kitchen breakfast room, a hall cloakroom and a utility room with access to the garage/store. Upstairs the master bedroom has an ensuite shower room with the three further double bedrooms served by a family bathroom. Outside, the frontage has a driveway and additional hardstanding providing parking for several vehicles with gated side access leading to the rear garden, measuring at least 65'x35'. Wilton Place is ideally situated close to the Wey Navigation Canal and White Hart Inn at the picturesque New Haw lock. There is also a nearby Co-op and Byfleet and New Haw mainline station to Waterloo is only around 10minutes walk away.

OFFERED FOR SALE WITH NO ONWARD CHAIN



- **Wide corner plot with potential for extension (S.T.P.P)**
- **Four double bedrooms with an ensuite shower room to the master bedroom**
- **24'5 living/dining room with a feature open fireplace**
- **Family room**
- **Study**
- **13'2 x 9'8 Kitchen breakfast room**
- **Parking for several cars**
- **Close to Byfleet and New Haw mainline station to Waterloo**
- **No onward chain**



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The accommodation comprises (please see attached floor plan);

ENTRANCE CANOPY: Composite front door to;

ENTRANCE HALL: Downlighters, double glazed window, radiator

CLOAKROOM: Modern white suite comprising w.c., hand basin, in vanity, understairs cupboard

LIVING/DINING ROOM: Feature open fireplace with carved wood surround and stone hearth, downlighters, radiator, double glazed window, double glazed doors to rear garden.

FAMILY ROOM: Two double glazed windows, downlighters, radiator

STUDY: Downlighters, double glazed window, radiator

KITCHEN/BREAKFAST ROOM: One and a half bowl sink in a comprehensive range of contrasting wall and base units with Italian stone worktops and breakfast bar, integrated double oven, 5 burner hob, extractor hood and dishwasher, ceramic floor, downlighters, double glazed window, door to:

UTILITY ROOM: Wall and base units with sink, plumbing for washing machine, space for tumble dryer and fridge freezer, ceramic floor, door to garage/storage

STAIRS TO FIRST FLOOR LANDING: Downlighters, double glazed window, radiator

MASTER BEDROOM: Built-in mirror fronted wardrobes, garden aspect double glazed window, radiator

ENSUITE SHOWER ROOM: Modern white suite comprising large walk-in shower, w.c., hand basin, tiling to walls and floor, underfloor heating, downlighters, ladder radiator, double glazed window

BEDROOM TWO: Garden aspect double glazed window, downlighters, radiator

BEDROOM THREE: Downlighters, double glazed window, radiator

BEDROOM FOUR: Downlighters, double glazed window, radiator

FAMILY BATHROOM: Modern white suite comprising bath with shower unit, w.c., hand basins in vanity unit, tiling to walls and floor with underfloor heating, storage cupboard, downlighters, ladder radiator, double glazed window

OUTSIDE:

FRONT GARDEN: Own driveway and further hardstanding providing off road parking for several cars, border with shrubs and trees, gated side access to:

REAR GARDEN: An good size garden at least 65' wide. Two patios, tap, borders with shrubs and trees, artificial lawn

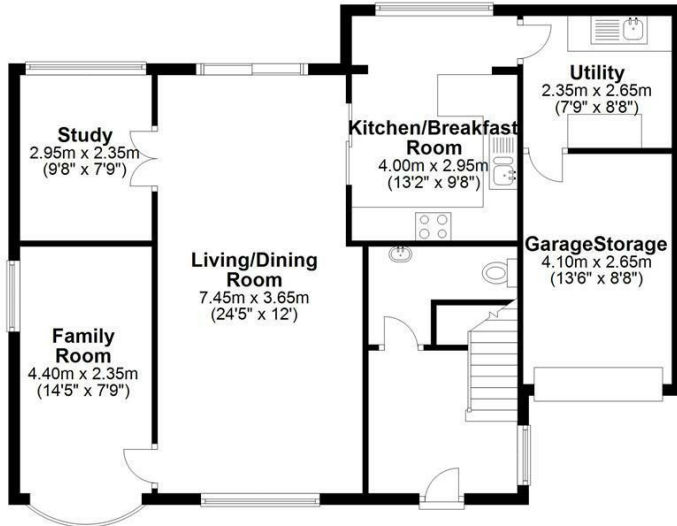
GARAGE/STORAGE: Up and over door, light and power, boiler and Megaflo hot water system, personal door to utility room

EPC RATING: D COUNCIL TAX BAND: F



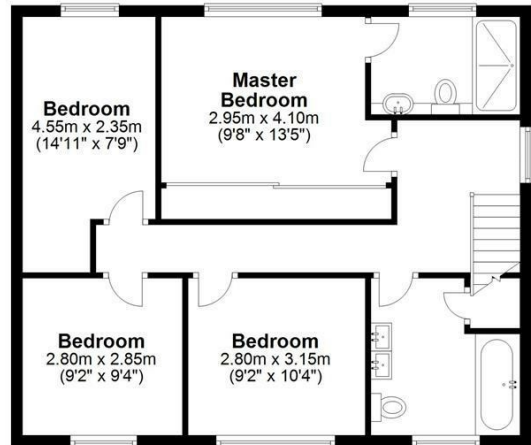
Ground Floor

Approx. 87.4 sq. metres (940.7 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 153.5 sq. metres (1651.9 sq. feet)

| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 83 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 64 | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 83 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| 64 | |
| England & Wales | EU Directive 2002/91/EC |



For an appointment to view please telephone 01932 354111

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