



# Richard State

*Independent Estate Agents*

**11 Hawthorn Way, New Haw, Surrey, KT15 3NL**  
**£387,950**

A spacious three bedroom semi detached house forming part of a quiet and popular courtyard development and featuring a garage with own driveway at the end of the garden. The property has replacement double glazing and but would benefit from a degree of updating and redecoration. The living space includes a hall cloakroom, two open plan reception rooms and a separate kitchen whilst upstairs a large main bedroom, with space to create an ensuite, and two further good size bedrooms are served by a family bathroom. Hawthorn Way is conveniently situated close to New Haw village shops and popular schools for all ages with West Byfleet mainline station to Waterloo also readily accessible.  
**OFFERED FOR SALE WITH NO ONWARD CHAIN**



- Garage with own driveway at the end of the garden
- Hall cloakroom
- Large main bedroom with space to create ensuite
- Replacement double glazing
- Two open plan reception rooms and separate kitchen (layout can easily be reconfigured)
- Electric heating
- Some updating and redecoration required
- Popular courtyard development close to village shops and schools
- No onward chain

**The accommodation comprises (please see attached floor plan);**

**ENTRANCE CANOPY:** Storage cupboard, double glazed front door to;

**ENTRANCE HALL:**

**CLOAKROOM:** White suite comprising w.c., hand basin

**LIVING ROOM:** Storage heater, double glazed window, patio doors to garden, open plan to;

**DINING ROOM:** Deep understairs cupboard, electric heater

**KITCHEN:** White wall and base units with stainless steel sink, integrated oven and hob, plumbing for washing machine, space for fridge freezer, tiling, double glazed window

**TURNING STAIRCASE TO FIRST FLOOR LANDING:** Double glazed window, airing cupboard, hatch to loft

**BEDROOM ONE:** Built in wardrobes to one wall, storage heater, double glazed window

**BEDROOM TWO:** Electric heater, double glazed window

**BEDROOM THREE:** Electric heater, double glazed window

**BATHROOM:** White suite comprising bath with shower unit and shower screen, w.c., hand basin, tiling, electric heater

**OUTSIDE:** The property has a private enclosed rear garden with a patio and lawn. Gated rear access to:

**GARAGE:** Single garage approached via a private driveway providing off road parking for one car

**COMMUNAL PARKING SPACES**

**EPC RATING: E**

**COUNCIL TAX BAND: D**

**N.B.** There is a service charge of approximately £500 per year which includes buildings insurance and maintenance of front lawns, communal lawns, roadways and communal lighting. Hawthorn Way homes are sold with a 999 year lease (from 1986), a share of the freehold and no ground rent.

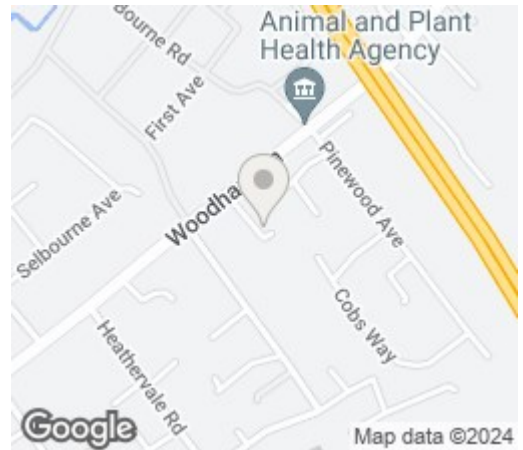




Total area: approx. 88.1 sq. metres (948.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



For an appointment to view please telephone 01932 354111

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