



Richard State

Independent Estate Agents

Common Lane, New Haw £550,000

A surprisingly spacious four bedroom, two bathroom three reception room Victorian semi detached family home complemented by a mature 120' garden leading to the Wey Navigation canal where it may be possible to lease a boat mooring from the National Trust. The living space includes a family room, garden aspect living room and spacious dining room leading in to the modern fitted kitchen with separate utility room/cloakroom beyond. Upstairs, the master bedroom has a modern ensuite shower room with the three further good size bedrooms served by a remodelled family bathroom with a bath and a separate shower enclosure. Outside, a private driveway provides off road parking and leads to the integral garage/store whilst the 120' rear garden has an impressive sandstone patio and a large workshop. Common Lane is a popular no through road close to the picturesque New Haw Lock, The White Hart Inn and a co-op supermarket and within easy reach of New Haw village shops, favoured schools and Byfleet and New Haw mainline station to Waterloo.
NO ONWARD CHAIN



- 120' Rear garden backing on to the Wey navigation canal where moorings can be leased from the National Trust
- Master bedroom with modern ensuite shower room
- Own driveway and integral garage/store room
- Three reception rooms
- Downstairs cloakroom/utility room
- Gas central heating and double glazing
- No onward chain

The accommodation comprises (please see attached floor plan):

ENTRANCE CANOPY: Front door

FAMILY ROOM: Wood flooring, double glazed window, radiator

LIVING ROOM: Radiator, double glazed double doors to rear garden

DINING ROOM: Wood flooring, double glazed window, radiator, cream laminate wall and base units with timber worktops, attractive brick effect wall tiles, opening to:

KITCHEN: Matching cream laminate wall and base units with timber worktops, range cooker, extractor hood, integrated dishwasher, recess for fridge freezer, stainless steel sink, wood flooring, attractive brick effect wall tiles, radiator, double glazed window, double glazed door to garden

UTILITY ROOM/CLOAKROOM: Plumbing for washing machine, space for other appliances, light and power, w.c., two double glazed windows

STAIRCASE TO FIRST FLOOR LANDING: Airing cupboard, hatch to loft

BEDROOM ONE: Double glazed window, radiator

ENSUITE SHOWER ROOM: Modern white suite comprising large shower enclosure, w.c., hand basin, ladder radiator, attractive tiling to walls and floor

BEDROOM TWO: Double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator

BEDROOM FOUR: Double glazed window, radiator

FAMILY BATHROOM: Modern white suite comprising freestanding bath with central tap and shower attachment, separate shower enclosure, w.c., hand basin, ladder radiator, attractive tiling to walls and floor, double glazed window

OUTSIDE:

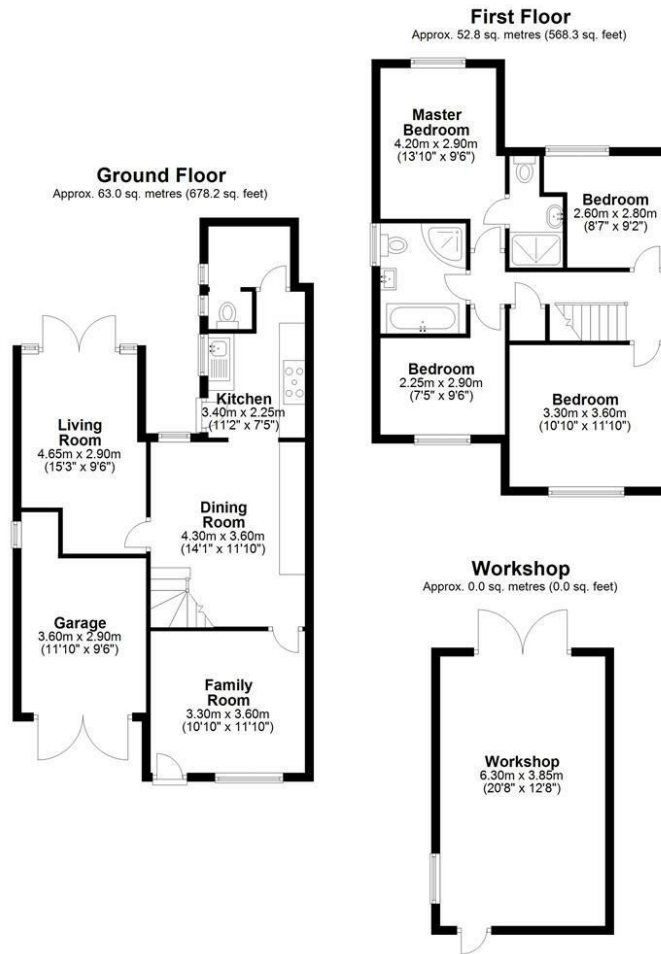
FRONT GARDEN: Driveway providing off road parking, tap, lawn

REAR GARDEN: A mature rear garden extending to 120' and leading to the Wey Navigation canal where it is possible to lease a boat mooring from the National Trust. Impressive sandstone patio, tap, remainder laid to lawn with trees

WORKSHOP: Single door and double rear doors, double glazed window, light and power

GARAGE/STORE: Double doors, light and power, boiler, hot water tank





Total area: approx. 115.8 sq. metres (1246.5 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	
62	
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	
62	
England & Wales	EU Directive 2002/91/EC



For an appointment to view please telephone 01932 354111

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