



# Richard State

*Independent Estate Agents Limited*



7 Holly Avenue, New Haw, KT15 3TY

£625,000



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£625,000

# 7 Holly Avenue

New Haw, KT15 3TY

- 77' Rear garden leading to: \* 85' x 20' "Secret garden" with double gated vehicular access
- 17'5 x 8'4 Detached utility room/store
- round floor bedroom four served by a wetroom/shower room
- Close to village schools, shops and West Byfleet station
- 17'9 x 15'5 Fitted kitchen dining room with a range cooker and breakfast bar
- Living room with a log burner
- Spacious double glazed conservatory

A surprisingly spacious and versatile four bedroom, two bath/shower room semi detached family home featuring a 77' garden which in turn leads to an 85' x 20' 'secret garden' with double gated vehicular access perfect for keeping a multitude of vehicles or possibly running a business/working from home. The extended ground floor accommodation includes an impressive kitchen dining with a roof lantern window and a range cooker, a spacious conservatory, a living room with a log burner and a bedroom four /family room served by a modern shower/wet. Upstairs the three further good size bedrooms are served by a remodelled family bathroom. Holly Avenue is a very popular road in the heart of the village, moments from the shops and a short walk from favoured schools for all ages with West Byfleet mainline station to Waterloo within fifteen minutes' walk.

VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED



The accommodation comprises (please see attached floor plan):

**ENTRANCE HALL:** Wood flooring, understairs cupboard, radiator, double glazed window, double glazed front door

**WETROOM/SHOWER ROOM:** Modern white suite comprising shower area, w.c., hand basin, attractive wall tiles, downlighters, double glazed window, radiator

**BEDROOM FOUR/ FAMILY ROOM:** Wood flooring, angular bay with double glazed windows, radiator

**LIVING ROOM:** Feature limestone fireplace with slate grey hearth and a log burner, wood flooring, opening to;

**KITCHEN DINING ROOM:** Butler ceramic sink in a comprehensive range of white laminate wall and base units with soft close drawers and solid timber worktops incorporating a breakfast bar, range cooker, extractor hood, dishwasher, wine cooler, cupboard housing boiler, recess for fridge freezer, feature double glazed roof





lantern window, brick effect wall tiles, wood flooring, down lighters, radiator, double glazed door to:

**CONSERVATORY:** Wood flooring, electric heater, light and power, double glazed roof and windows, double glazed door and double glazed double doors to rear garden

**STAIRS TO FIRST FLOOR LANDING:** Double glazed window, hatch to loft with ladder and light

**BEDROOM ONE:** Fitted wardrobes, double glazed window, radiator

**BEDROOM TWO:** Double glazed window, radiator

**BEDROOM THREE:** Double glazed window, radiator

**FAMILY BATHROOM:** Contemporary white suite comprising shaped bath with shower unit and shower screen, w.c., hand basin in vanity unit, attractive tiling to walls and floor, illuminated wall cabinet, downlighters, ladder radiator, double glazed window

## OUTSIDE:

**FRONT GARDEN:** Hardstanding providing off road parking, gated side access to:

**REAR GARDEN:** Extending to 77' with decking, tap, shed, borders with mature shrubs, trees and plants, remainder laid to lawn, gate to:

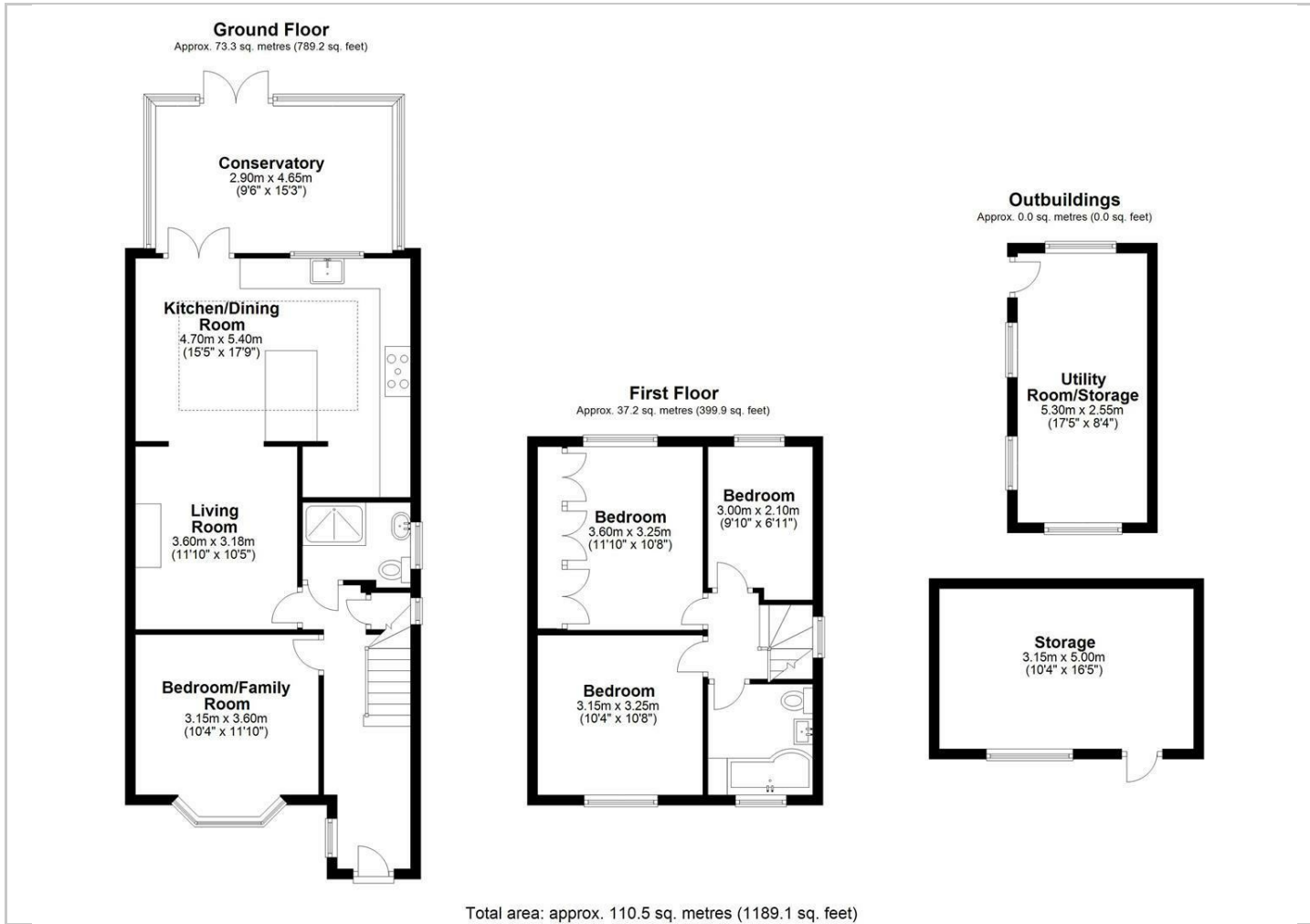
**"SECRET GARDEN":** 85' x 20' Double gates access from a shared access road. Hardstanding with detached garage in need of attention, borders with trees, shrubs and plants

**OUTBUILDING:** Plumbing for washing machine, space for tumble drier and other appliances, water, light and power, double glazed window, double glazed door, second window





## Floor Plans

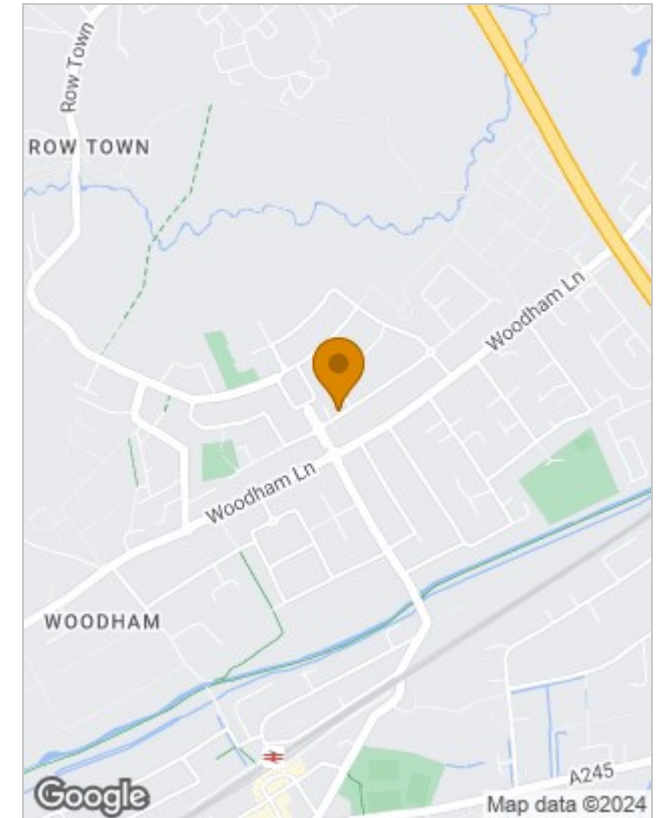


## Viewing

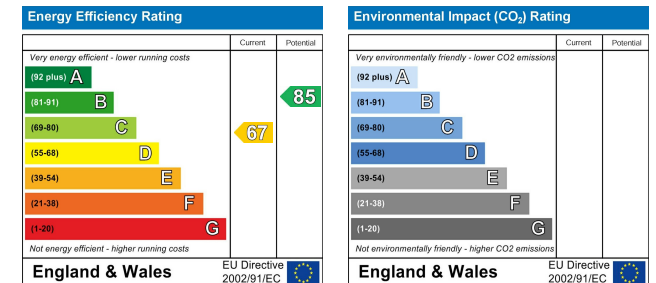
Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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