



# Richard State

*Independent Estate Agents*

**New Haw Road, New Haw, KT15 2DN £695,000**

An outstanding four bedroom, two bathroom detached home offering versatile family living throughout. The interior of this beautifully presented house comprises a contemporary kitchen diner with vaulted ceilings, utility room, downstairs shower room, 24'4 x 10,10 lounge/dining room, two bedrooms and a downstairs cloakroom. Upstairs two further double bedrooms are served by a modern family bathroom. The deep frontage provides parking for several vehicles, side access leading to an extensive 125' west facing rear garden perfect for enjoying the summer months with an outbuilding ideal for a home office, children's play room or media room.

The property is conveniently situated close to the picturesque New Haw lock on the Wey Navigation Canal, The White Hart Inn and a Co-Op supermarket with Byfleet and New Haw mainline station onto London Waterloo.

**INTERNAL INSPECTION RECOMMENDED**



- Large contemporary kitchen diner with vaulted ceilings
- 24'4 x 10'10 living/dining room
- Two ground floor bedrooms
- Downstairs shower room
- Parking for multiple vehicles
- Extensive 125' west facing rear garden
- Versatile outbuilding



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

**ENTRANCE HALL:** Composite front door, antique oak laminate flooring, radiator, double glazed window

**CLOAKROOM:** W.C., hand basin, tiled floor, heated towel rail

**LIVING DINING ROOM:** Antique Oak laminate flooring, two designer radiators, double glazed bifold doors to rear garden, working fireplace with tiled hearth, door to kitchen

**KITCHEN:** Contemporary kitchen comprising eye and base level kitchen units, composite stone work surface with tiled splashback, under counter lights, integral appliances includes, double oven, dishwasher, fridge, four ring halogen hob with extractor, space power and plumbing for American fridge freezer, double glazed windows, porcelain tiled floors, downlights, large designer radiator, two Velux windows in vaulted ceiling, door to utility room

**UTILITY ROOM:** Sink and drainer in eye and base level units, storage cupboard, space for washing machine and tumble drier, boiler, door to garden

**DOWNSTAIRS SHOWER ROOM:** White suite comprising double shower, w.c. and wash hand basin in vanity unit, double glazed window, towel rail, downlighters

**BEDROOM THREE:** Wood laminate flooring, extensive fitted wardrobes, triple glazed bay window to front, radiator

**BEDROOM FOUR:** Wood laminate flooring, triple glazed window, radiator

**TURNING STAIRCASE TO FIRST FLOOR LANDING:** Triple glazed window, radiator, storage cupboard

**BEDROOM ONE:** Garden aspect double glazed window, radiator, built in wardrobes, wood laminate flooring

**BEDROOM TWO:** Triple glazed window, built in wardrobes, wood laminate flooring, radiator and eaves storage

**FAMILY BATHROOM:** Contemporary white suite comprising bath with shower, hand basin in vanity unit, W.C., heated towel rail, double glazed window, downlights, partly tile, vanity mirror

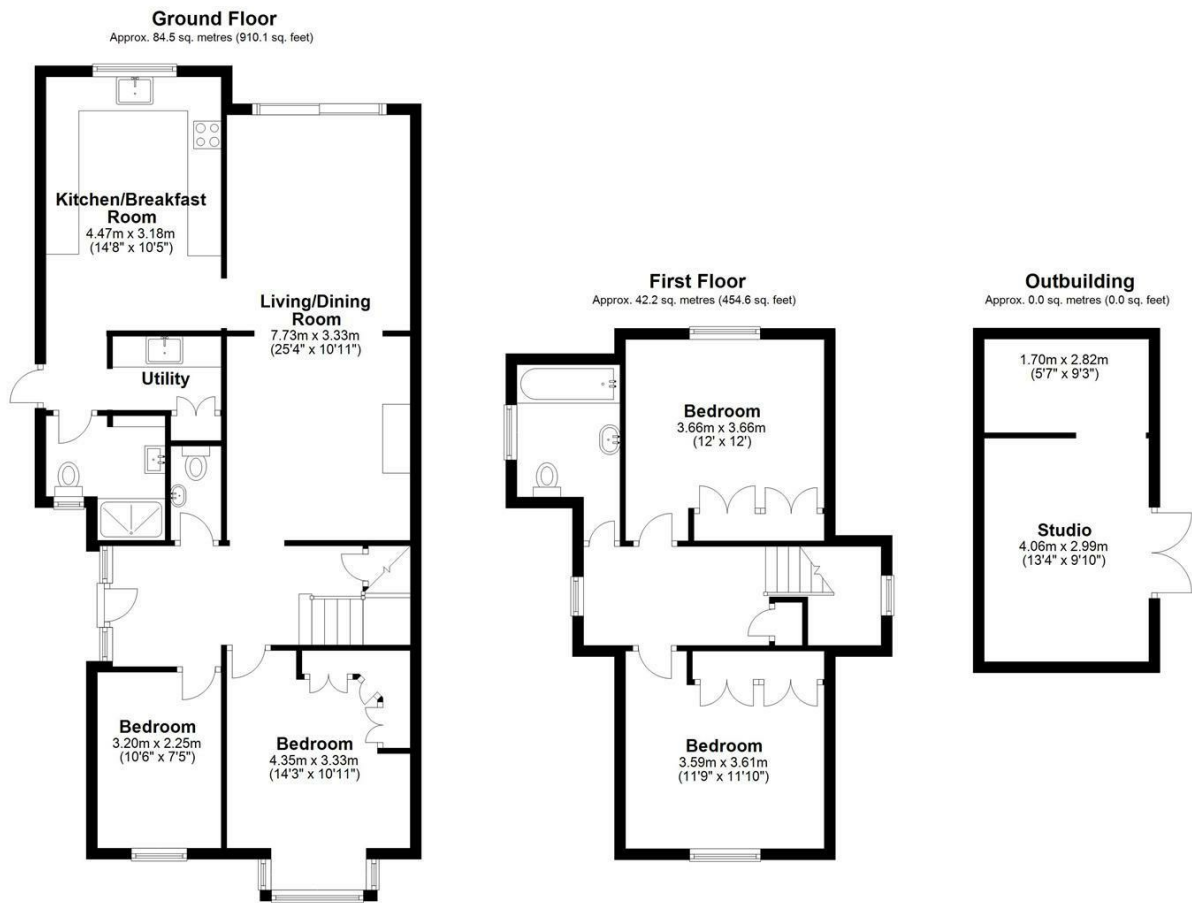
**OUTSIDE:**

**FRONT:** Block paved driveway for several cars, gated side access to;

**REAR GARDEN:** Extensive west facing rear garden approximately 125', block paved patio, laid to lawn with attractive plant and shrub borders, two ponds, summer house, shed, tap

**OUTBUILDING:** Brick built outbuilding with double glazed windows and doors, downlights and power, storage area





Total area: approx. 126.8 sq. metres (1364.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
45	
England & Wales	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) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
45	
England & Wales	EU Directive 2002/91/EC



**EPC RATING: C**

**For an appointment to view please telephone 01932 354111**

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