



Richard State

Independent Estate Agents

Woodham Lane, New Haw, KT15 3NS £515,000

An attractive, much improved and well presented three bedroom semi detached house, extended to the rear and offering potential for further enlargement (S.T.P.P.). The ground floor comprises a useful shower room, living room with a log burner, dining room, fitted kitchen and a conservatory style addition whilst the three bedrooms are served by a bathroom remodelled with a Villeroy and Boch white suite. Outside the frontage provides parking for two cars with a private side driveway offering further parking and leading to a pleasant 70' garden with an impressive 5m x 3m timber cabin, ideal as a home office. The property is ideally located within a short walk of New Haw village shops, parks and favoured schools for all ages with West Byfleet mainline station to Waterloo also readily accessible.

HIGHLY RECOMMENDED FOR INTERNAL INSPECTION



- Potential for extension (S.T.P.P.)
- Ground floor shower room
- Upstairs bathroom with a Villeroy and Boch suite
- Gas central heating and double glazing
- Porcelain tiling to much of the ground floor
- Living room with a log burner
- Attractive 70' rear garden with a 5m x 3m timber cabin
- Off road parking for several cars

The accommodation comprises (please see attached floor plan):

LARGE ENTRANCE PORCH: Tiled floor, downlighters, double glazed windows, double glazed door, attractive front door with leaded light window

ENTRANCE HALL: Tiled floor, understairs cupboard housing combination boiler, covered radiator,

LIVING ROOM: Chimney breast with log burner, double glazed windows, radiator, archway to:

DINING ROOM: Window, radiator, patio doors to:

CONSERVATORY: Tiled floor, downlighters, radiator, double glazed windows, double glazed double doors to garden

KITCHEN: Single drainer stainless steel sink in a modern range of wood effect wall and base units with gas cooker point, plumbing for dishwasher, space for fridge and freezer, brick effect tiled walls, tiled floor, double glazed window

LOBBY: Space for tumble dryer and washing machine, tiled floor

STAIRS TO FIRST FLOOR LANDING: Double glazed window

BEDROOM ONE: Double glazed window, radiator, hatch to loft with ladder

BEDROOM TWO: Storage cupboard, double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator

BATHROOM: Remodelled with a white suite and chrome fittings by Villeroy and Boch comprising bath with shower attachment, w.c., hand basin, tiled walls, sparkling tiled floor, ladder radiator, double glazed window

OUTSIDE:

FRONT GARDEN: Hardstanding for two cars, private side driveway providing further parking and leading to:

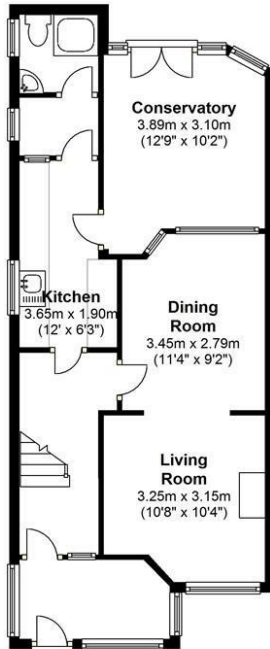
REAR GARDEN: Extending to around 70' with an attractive Indian stone patio, tap, trees, brick built shed, timber shed, remainder astro turf

TIMBER CABIN: 5m x 3m. An ideal home office with insulation, double glazed windows, double glazed doors, light and power

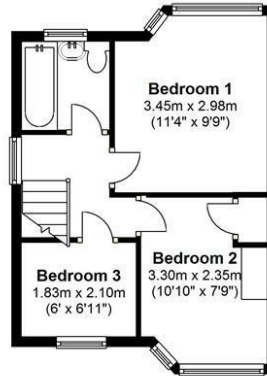
COUNCIL TAX BAND: D



Ground Floor
Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor
Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 82.2 sq. metres (884.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(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	
England & Wales	EU Directive 2002/91/EC



For an appointment to view please telephone 01932 354111

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