



# Richard State

*Independent Estate Agents*

## Woodham Lane, New Haw, KT15 3NS Guide price £500,000

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

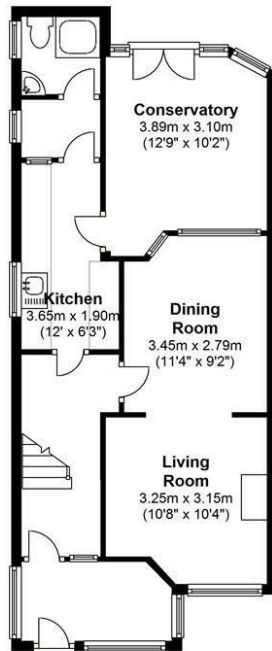
**TIMBER CABIN:** 5m x 3m. An ideal home office with insulation, double glazed windows, double glazed doors, light and power

**COUNCIL TAX BAND:** D

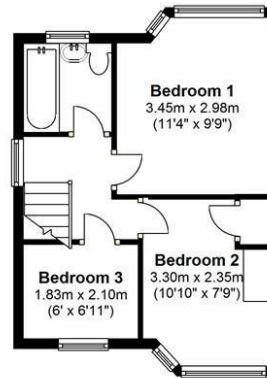




**Ground Floor**  
Approx. 54.1 sq. metres (582.0 sq. feet)



**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) <b>A</b>	<b>82</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>68</b>	
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) <b>A</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	
England & Wales	EU Directive 2002/91/EC



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

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