



# Richard State

*Independent Estate Agents*

## Hawthorn Way, New Haw, KT15 3NL £425,000

A much improved and well presented three bedroom family home offering bright and spacious contemporary living space complemented by a landscaped southerly aspect garden with a modern cabin/home office and a garage with power in a nearby block. The ground floor comprises a modern fitted kitchen with integrated appliances and a breakfast bar, open plan to a spacious living/dining area with a floating wall and hidden wiring for a widescreen. Upstairs an excellent master bedroom has an ensuite dressing room with space for a shower room and there are two further good size bedrooms served by a remodelled bathroom. Extensive improvements over the last few years include a new roof, insulated cladding to the front and rear, Wi-Fi controlled programmable electric heaters and a new kitchen and bathroom. Hawthorn Way is a quiet, popular and friendly courtyard development overlooking a central green, close to New Haw village shops and favoured schools for all ages with West Byfleet mainline station to Waterloo around twenty minutes walk away.  
**HIGHLY RECOMMENDED FOR INTERNAL INSPECTION**



- Contemporary fitted kitchen with integrated appliances and a breakfast bar
- Spacious open plan living/dining room with floating wall for a large tv
- Hall cloakroom
- Garage with light and power
- Residents car parking
- Landscaped southerly aspect garden with a useful outbuilding including a home office
- New roof and new cladding
- Wi-Fi controlled electric heating
- Master bedroom with an ensuite dressing room

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

**ENTRANCE CANOPY:** Storage cupboard, tiled step, downlighters, composite front door to:

**ENTRANCE HALL:** Deep understairs cupboard, laminate flooring, electric heater

**CLOAKROOM:** Modern white suite comprising w.c., hand basin, double glazed window

**KITCHEN:** Single drainer steel sink in a comprehensive range of Cashmere laminate wall and base units with integrated double oven, 5 ring induction hob, dishwasher, fridge freezer, plumbing for washing machine, breakfast bar, brick effect tiling, downlighters, double glazed window, laminate flooring, open plan to:

**LIVING/DINING AREA:** Floating wall with hidden wiring for flat screen tv, two electric heaters, laminate flooring, double glazed window, double glazed patio doors to garden

**TURNING STAIRCASE TO FIRST FLOOR LANDING:** Airing cupboard, electric heater, downlighters, access to roof space

**BEDROOM ONE:** Double glazed window, electric heater, two doors to:

**ENSUITE DRESSING ROOM:** Fitted wardrobes and storage units, light and power

**BEDROOM TWO:** Electric heater, double glazed window

**BEDROOM THREE:** Electric heater, double glazed window

**BATHROOM:** Contemporary white suite comprising bath with shower unit and shower screen, designer hand basin in vanity unit, w.c., attractive tiling to walls and floor, large wall mirror, downlighters, ladder radiator

**OUTSIDE:**

**FRONT GARDEN:** Stone border, tap

**REAR GARDEN:** An attractive southerly aspect enclosed rear garden, landscaped for easy maintenance. Covered patio, bark and stone borders, shrubs and plants

**OUTBUILDING:** A useful modern outbuilding, currently divided in two creating an office with light and power and a storage area adapted as a kennel.

**GARAGE:** Single garage in block with up and over door, light and power

**PARKING:** Communal parking spaces

**N.B.** There is a service charge of approximately £500 per year which includes buildings insurance and maintenance of front lawns, communal lawns, roadways and communal lighting. Hawthorn Way homes are sold with a 999 year lease (from 1986), a share of the freehold and no ground rent.

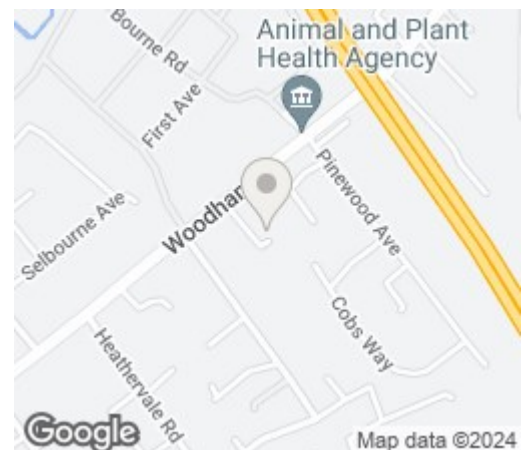




Total area: approx. 88.3 sq. metres (950.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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	84
(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	
England & Wales	EU Directive 2002/91/EC



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

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