



# Richard State

*Independent Estate Agents*

**Woodham Lane, New Haw, KT15 3NY £375,000**

**A three bedroom, two reception room mid terrace property featuring a 75' south easterly facing garden. Other noteworthy features include open fireplaces in both reception rooms, kitchen, three bedrooms and upstairs bathroom. From the rear garden there is pedestrian access suitable for bikes and motorcycles leading onto Lindsay Road that provides on street parking. The property which offers excellent potential to (S.T.P.P). Located conveniently in the heart of New Haw village close to shops and favoured schools and around fifteen minutes' walk from West Byfleet mainline station to Waterloo.**

**VIEWING AT YOUR EARLIEST OPPORTUNITY STRONGLY RECOMMENDED**



- **Central village location**
- **Pedestrian rear access suitable for bikes and motorcycles**
- **On street parking**
- **75' South facing garden**
- **Two separate reception rooms**
- **Useful workshop**
- **Extension potential (S.T.P.P)**

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

**COVERED PORCHWAY: Front door to:**

**ENTRANCE HALL: Attractive wooden double glazed door, radiator, laminate flooring. Understairs space and plumbing for washing machine**

**LIVING ROOM: Chimney breast with fireplace, square bay with double glazed windows, radiator, wood flooring**

**DINING ROOM: Chimney breast with fireplace, radiator, double glazed double patio doors to rear garden**

**KITCHEN: One and a half bowl sink, wall and base units, partly tiled, space for gas cooker, space for fridge, plumbing for dishwasher, double glazed window, double glazed door to rear garden**

**STAIRS TO FIRST FLOOR LANDING: Hatch to loft which is partly boarded**

**BEDROOM ONE: Double glazed window, radiator, built in wardrobes, boiler**

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

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

**BATHROOM: A modern white suite comprising bath with electric shower, w.c., hand basin, partly tiled, double glazed window, ladder radiator**

**OUTSIDE:**

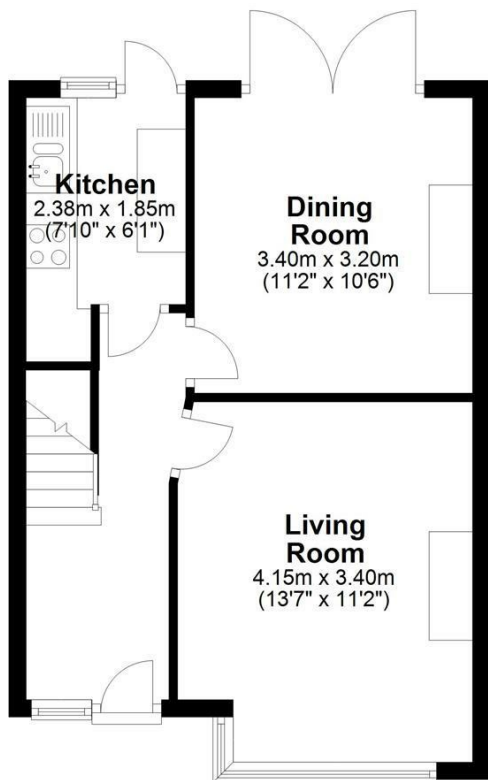
**REAR GARDEN: South east facing garden, mainly laid to lawn, patio, workshop with power, power points and tap. Rear access suitable for bikes and motorbikes leading onto Lindsay Road.**

**FRONT GARDEN: Low maintenance block paved garden**



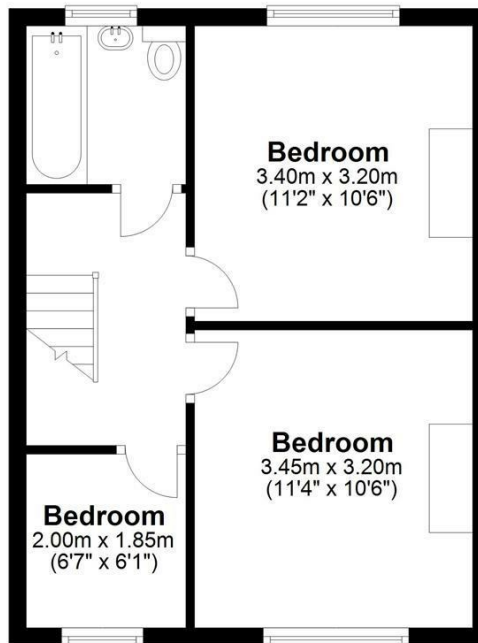
### Ground Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



### First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



Total area: approx. 73.3 sq. metres (789.5 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</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>England &amp; Wales</b>	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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

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