



Richard State

Independent Estate Agents

Copthall Way, New Haw, KT15 3TU £320,000

A highly desirable and spacious two double bedroom first floor maisonette, much improved and well presented throughout and benefitting from a private garden with an attractive patio and shed. Other noteworthy points include a long lease, low outgoings, an impressive living/dining room with a feature stone fireplace, an 11'5 fitted kitchen with integrated appliances, a remodelled bathroom, gas central heating and double glazing. Copthall Way is a quiet and much sought after location being only a short walk from New Haw village shops, parks and schools, and around a mile from West Byfleet mainline station to Waterloo.

VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED



- **Two good size double bedrooms**
- **Own garden with a shed and attractive patio**
- **15'5 Living/dining room with a stone fireplace and gas fire**
- **11'5 Fitted kitchen with integrated appliances**
- **Modern white bathroom suite**
- **Long lease (143 years unexpired)**
- **Gas central heating and double glazing**
- **Sought after location close to village shops, parks and schools**

The accommodation comprises (please see attached floor plan);

DOUBLE GLAZED COMPOSITE FRONT DOOR: Stairs to;

FIRST FLOOR HALLWAY: Storage cupboard, downlighters, double glazed window, hatch to good size partially boarded loft with pull down ladder and light

LIVING/DINING ROOM: Feature stone fireplace with a gas fire, covered radiator, double glazed window

KITCHEN: One and a half bowl sink in a range of grey wall and base units with integrated double oven, hob, extractor hood, dishwasher, fridge freezer, modern combination boiler, downlighters, double glazed window with lovely distant views

BEDROOM ONE: Fitted wardrobes and chest of drawers, double glazed window, radiator with lovely distant views

BEDROOM TWO: Double glazed, radiator

BATHROOM: Modern white suite comprising bath with shower unit and shower screen, W.C., hand basin in vanity unit, tiling to walls and floor, downlighters, double glazed window, radiator

OUTSIDE:

GARDENS: Attractive brick archway with timber gate leading to private front and side garden with an excellent patio, shrubs, plants and trees, stone border with shed, power point, remainder laid to lawn.

PARKING: Ample on street parking

LEASE: 143 Years remaining

GROUND RENT: NIL

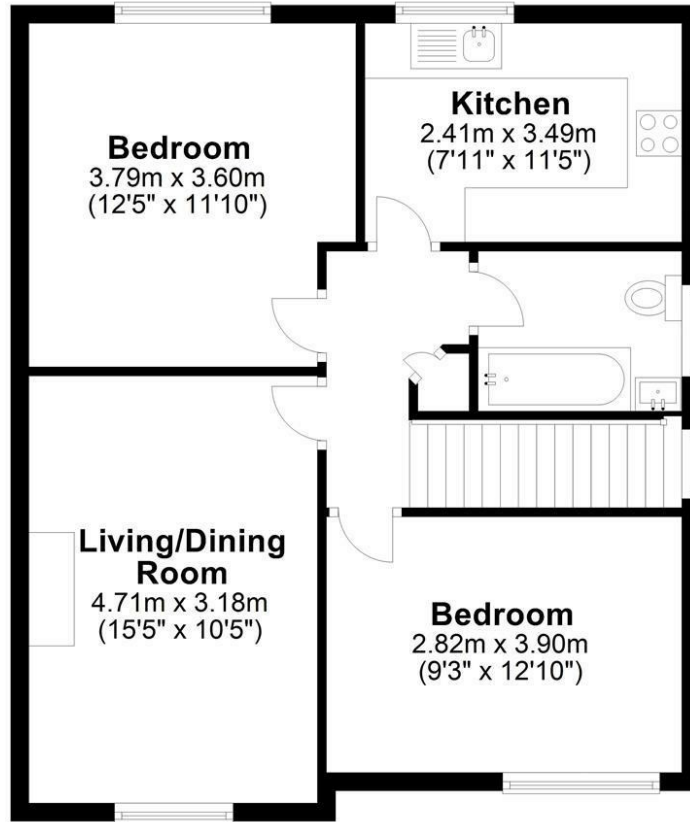
SERVICE CHARGE: NIL

EPC RATING: C



First Floor

Approx. 60.5 sq. metres (650.8 sq. feet)



Total area: approx. 60.5 sq. metres (650.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		70	75
	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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