



# Richard State

*Independent Estate Agents*

**Heathervale Road, New Haw, KT15 3NW    £625,000**

**A much improved and extended four double bedroom semi detached home offering further potential to extend into the loft (S.T.P.P.). Noteworthy features include a contemporary ground floor shower room in addition to the upstairs family bathroom, front and side driveways providing off road parking for several cars, a pleasant 70' sunny south westerly aspect garden and summer house with terrace. The property is situated in a popular and convenient location close to Heathervale Park, New Haw village shops and favoured schools for all ages and within easy reach of West Byfleet mainline station to Waterloo. **VIEWING AT YOUR EARLIEST CONVENIENCE IS STRONGLY RECOMMENDED****



- **Four double bedrooms**
- **Ground floor shower room**
- **Upstairs family bathroom**
- **Modern fitted kitchen with utility cupboard**
- **Gas central heating and double glazing**
- **70' Sunny south west facing garden**
- **Off road parking for several cars**
- **Potential for loft conversion (S.T.P.P)**



Tel: 01932 354 111

email: [enquiries@richardstate.com](mailto:enquiries@richardstate.com)    [www.richardstate.com](http://www.richardstate.com)  
28 The Broadway New Haw Addlestone Surrey KT15 3HA



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

**ENTRANCE HALL:** Composite front door, solid wood flooring, radiator

**SHOWER ROOM:** Contemporary white suite comprising shower enclosure, w.c., hand basin in vanity unit, ladder radiator, attractive tiled walls, downlighters, double glazed window

**OPEN PLAN LIVING/DINING ROOM:** Solid wood flooring throughout, radiators, skylights, large sliding patio doors leading to the garden

**STUDY AREA:** Dividing wall between the living/dining room providing study area. Solid wood flooring, radiator

**BEDROOM FOUR:** Dual aspect double glazed windows, radiator, solid wood flooring

**KITCHEN:** Modern two tone wall and base kitchen units, single sink into work surface, inset five ring gas hob, integrated double oven, dishwasher, space for fridge freezer, double glazed windows, solid wood flooring, downlighters, double glazed door to side, solid wood flooring

**UTILITY ROOM:** Space and plumbing for washing machine, space for tumble dryer, double glazed window, solid wood flooring

**TURNING STAIRSCASE TO SPACIOUS FIRST FLOOR LANDING:** Two double glazed windows, storage cupboard, hatch to loft space, ideal for conversion (s.t.p.p.)

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

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

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

**BATHROOM:** Contemporary white suite comprising bath with thermostat control shower and shower screen, w.c., hand basin in vanity unit, tiled walls, downlighters, heated towel ladder, double glazed window, built in cupboard

## **OUTSIDE**

**FRONT GARDEN:** Attractive frontage and side driveway providing parking for several cars, raised border, tap, outside lights

**REAR GARDEN:** Extending to 70' and enjoying a sunny south westerly aspect. Raised decked sun terrace with covered gazebo, patio, power points, outside lights, raised planting borders. Summer house, with covered porch way, power and light

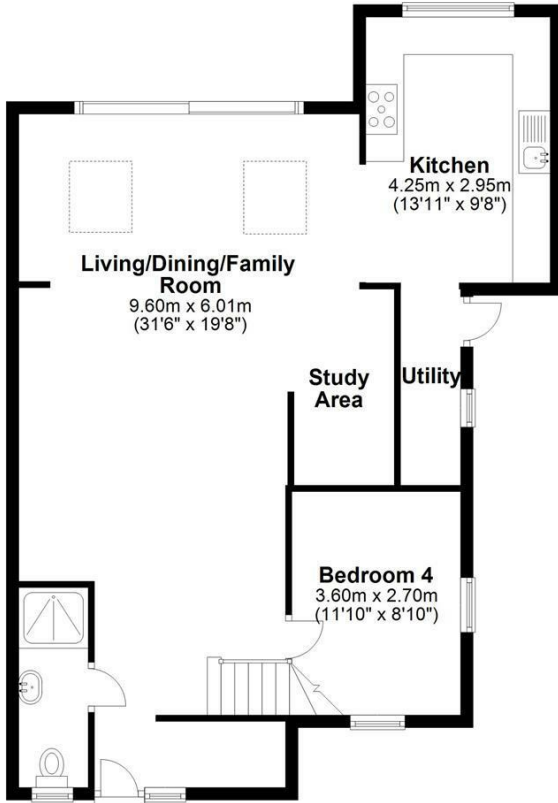
**EPC RATING:** C

**COUNCIL TAX BAND:** D



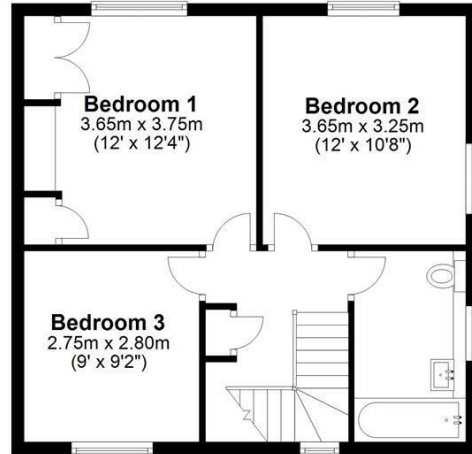
### Ground Floor

Approx. 81.4 sq. metres (875.9 sq. feet)



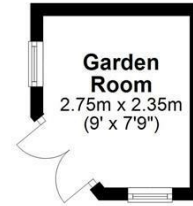
### First Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



### Garden Room

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 129.6 sq. metres (1394.8 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	EU Directive 2002/91/EC	74	85

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



For an appointment to view please telephone 01932 354111

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