



# Richard State

*Independent Estate Agents*

## **Oak Cottage, New Haw Road, New Haw, KT15 2BZ**

### **Guide price £600,000**

**A highly individual four bedroom Victorian detached home offering great potential and featuring a 36' integral car port for up to three cars and a fabulous 130' sunny westerly aspect rear garden overlooking open space. Other noteworthy features include a newly installed eco-friendly electric heating and water system, a complete rewire, master bedroom with an en suite bathroom, another bedroom with a large balcony, a ground floor shower room and an impressive 27'2 living/dining room with a log burner. The property is conveniently situated within about a mile of Byfleet & New Haw mainline station to Waterloo and is also within easy reach of Addlestone station and the town centre which has undergone a major regeneration project.**

**VIEWINGS STRONGLY RECOMMENDED**



- **Master bedroom with en-suite shower room**
- **Three further bedrooms one with a large balcony**
- **Ground floor shower room**
- **130' Westerly aspect rear garden backing on to open land**
- **Farm land views**
- **Newly installed eco-friendly water and heating system**
- **31' Integral carport for up to three cars**
- **New electrics throughout**
- **27' Living/dining room with a log burner**



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

**LIVING/DINING ROOM:**

**LIVING AREA:** Feature log burner, laminate flooring, wi-fi controlled electric radiator, angular bay with double glazed windows, USB power points

**DINING AREA:** Storage cupboard, wi-fi controlled electric radiator, laminate flooring, USB power points, double doors to:

**KITCHEN:** Sink unit in a range of natural wood wall and base units with integrated gas hob, oven and extractor hood, space for fridge, space and plumbing for dishwasher, tiling to walls and floor, beamed ceiling, two double glazed windows

**LOBBY:** Tiled floor, double glazed door to garden

**SHOWER ROOM:** White suite comprising shower enclosure, w.c., hand basin, tiling to walls and floor, downlighters, space and plumbing for washing machine, electric water cylinder tank

**STAIRS TO FIRST FLOOR LANDING:**

**MASTER BEDROOM:** Large storage cupboard, double glazed window, laminate flooring, USB power points

**EN SUITE BATHROOM:** White suite comprising bath with shower attachment, w.c., hand basin in vanity unit, cupboard, wi-fi controlled electric radiator, double glazed window, loft hatch

**BEDROOM TWO:** Laminate floor, wi-fi controlled electric radiator, trap to loft, USB power points, double glazed double doors to large balcony

**BEDROOM THREE:** Laminate floor, wi-fi controlled electric radiator, double glazed window, USB power points

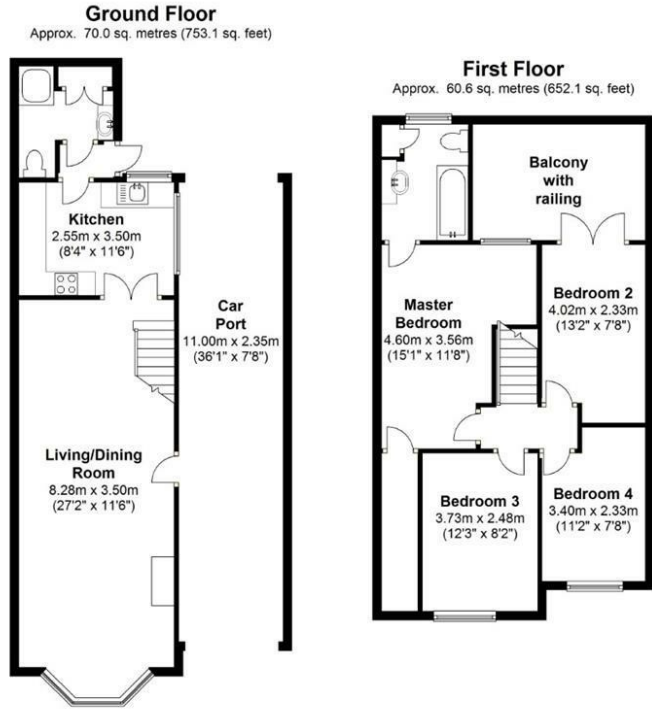
**BEDROOM FOUR:** Laminate floor, double glazed window, wi-fi controlled electric radiator

**OUTSIDE:**

**FRONT GARDEN:** Paved with driveway for one car, gate to integral carport with space for additional cars or storage, leading to:

**REAR GARDEN:** A delightful feature of the property extending to around 130' and enjoying a sunny Westerly aspect backing directly on to open land. Patio, sheds, borders with plants, trees and shrubs, workshop with power, remainder laid to lawn, gate to open land

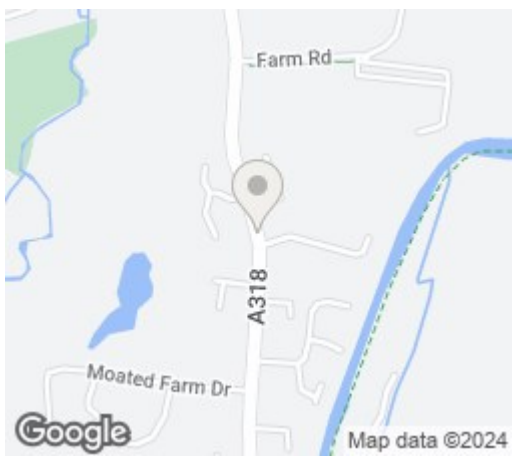




Total area: approx. 130.5 sq. metres (1405.2 sq. feet)

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>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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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