



Richard State

Independent Estate Agents

New Haw Road, New Haw, KT15 2DA £595,000

An outstanding four bedroom two bathroom halls adjoining red brick Victorian semi detached house, extensively improved and tastefully presented throughout and featuring a delightful 110' sunny west facing landscaped garden, at the end of which is a second driveway and a garage, converted to create a storage room and a superb fully insulated garden room with Wi-Fi, perfect as a home office or for relaxing. The living space includes a charming characterful living room with an impressive feature open fireplace, a double aspect dining room with a decorative fireplace and a fitted kitchen with a range cooker. The first floor has two double and a single bedroom served by a spacious luxury bathroom with a freestanding bath and a separate shower enclosure whilst the top floor is home to a superb master bedroom with an ensuite shower room. This fine home is conveniently situated close to the White Hart Inn at the picturesque New Haw Lock, a local Co-Op supermarket, common land ideal for dog walking and around twenty minutes' walk from Byfleet and New Haw mainline station to Waterloo. Addlestone town centre is also readily accessible.

STRONGLY RECOMMENDED FOR INTERNAL INSPECTION



- Beautiful 110' west facing garden with superb garden room and rear driveway for one car
- Block paved frontage for a further two cars
- Top floor master bedroom with an ensuite shower room
- Luxury family bathroom
- Characterful living room with an impressive open fireplace
- Tastefully presented throughout



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The accommodation comprises (please see attached floor plan):

ARCHED ENTRANCE CANOPY: Composite front door to:

ENTRANCE HALL: Attractive laminate flooring, covered radiator

LIVING ROOM: Impressive cast iron and tiled open fireplace, ceiling rose, cornicing, picture rail, angular bay with double glazed windows and shutter blinds, attractive laminate flooring, radiator

DOUBLE ASPECT DINING ROOM: Decorative feature fireplace, understairs cupboard, two double glazed window, attractive laminate flooring, radiator

DOUBLE ASPECT KITCHEN: Ceramic sink in a modern range of wall and base units with integrated fridge freezer, range cooker, extractor hood, plumbing for dishwasher and washing machine, two double glazed windows, double glazed door to garden

STAIRCASE WITH PANNELLED WALL AND CARVED WOOD BALLUSTRADE TO FIRST FLOOR LANDING: Radiator

BEDROOM TWO: Feature cast iron fireplace, double glazed window, radiator

BEDROOM THREE: Feature cast iron fireplace, double glazed window with shutter blinds, radiator

BEDROOM FOUR: Storage cupboard, double glazed window with shutter blinds., radiator

LUXURY FAMILY BATHROOM: A spacious bathroom with a contemporary white suite comprising oval bath with freestanding tap and shower attachment, shower enclosure, w.c., hand basin in vanity unit, cupboard housing boiler and hot water tank, attractive tiling to walls and floor, double glazed window, radiator

STAIRCASE WITH CARVED WOOD BALLUSTRADE TO SECOND FLOOR:

MASTER BEDROOM: A spacious room with pannelled wall, covered radiator, downlighters, Velux window, double glazed window with views over common land

ENSUITE SHOWER ROOM: Modern white suite comprising shower enclosure, w.c., hand basin, attractive tiling to walls and floor

OUTSIDE:

FRONT GARDEN: Block paved frontage for two cars, gated side access to:

REAR GARDEN: A delightful 110' westerly aspect landscaped garden with an attractive patio and matching pathway leading to a further patio at the end. Borders stocked with a variety of shrubs, plants and trees including a Eucalyptus tree, quality shed, covered pergola ideal for a BBQ, tap, lighting, remainder laid to lawn, pedestrian rear gate leading to a further block paved driveway (accessed via Dorothea Close).

GARDEN ROOM/GARAGE: The garage has been divided to create a storage room with remote control door, light and power and a superb garden room. The garden room is fully insulated and has Wi-Fi, light and power making it ideal for relaxing, entertaining or working from home. There are two Velux windows and double glaze d double doors opening on to a patio.





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

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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