



Richard State

Independent Estate Agents

5 Acacia Drive, Woodham, Surrey, KT15 3SH £650,000

A most appealing three bedroom detached house enjoying a peaceful and sought after cul-de-sac location around fifteen minutes walk from West Byfleet mainline station and featuring an 'in and out' driveway providing parking for several cars and leading to the integral garage, ideal for conversion in to further living space and to the pleasant 44' x 35' sunny south west facing rear garden. The living space includes two adjoining reception rooms, a fitted kitchen breakfast room and a hall cloakroom whilst upstairs the three good size bedrooms are served by a remodelled bathroom. Acacia Drive is ideally situated within a short walk of New Haw village shops, popular schools for all ages and the Victoria Inn.

OFFERED FOR SALE WITH NO ONWARD CHAIN



- In and out driveway for several cars
- Secluded 44' x 35' south west facing garden with large patio and electric sun awning
- Integral garage with electric door and personal door to hallway
- Quiet and sought after location close to West Byfleet mainline station to Waterloo
- Gas central heating and double glazing
- Hall cloakroom
- Freshly redecorated



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The accommodation comprises (please see attached floor plan);

ENTRANCE HALL: Double glazed front door, radiator, door to garage

CLOAKROOM: Modern white suite comprising w.c., hand basin, ladder radiator, tiling to walls and floor, double glazed window

LIVING ROOM: A bright double aspect room with front aspect double glazed bow window and double glazed patio doors leading to rear garden. Fireplace with marble hearth, radiator, archway to:

DINING ROOM: Garden aspect double glazed window, serving hatch, radiator

KITCHEN BREAKFAST ROOM: One and a half bowl sink in a range of wood effect wall and base units with breakfast bar, integrated oven, hob, extractor hood, dishwasher and fridge freezer, washing machine, tiling, radiator, double glazed window, double glazed door to side

STAIRS TO FIRST FLOOR LANDING: Airing cupboard, two double glazed windows, radiator

BEDROOM ONE: A spacious double aspect room with a range of built in wardrobes and furniture, front and rear aspect double glazed windows, radiator

BEDROOM TWO: Built in wardrobe, double glazed window, radiator

BEDROOM THREE: Built in wardrobe, double glazed window, radiator, hatch to boarded loft with Velux window, pull down ladder and light

BATHROOM: Modern white suite comprising bath with shower attachment, w.c., hand basin in vanity unit, attractive tiling, ladder radiator, double glazed window

OUTSIDE:

FRONT GARDEN: In and out driveway providing parking for several cars, lighting, borders with shrubs and plants, gated side access to:

REAR GARDEN: A pleasant secluded rear garden measuring 44' x 35' and enjoying a sunny south westerly aspect. Large patio with electric sun awning, borders with shrubs, plants and trees including a magnolia, lighting, tap, shed, remainder laid to lawn

GARAGE: Integral garage with a remote control electric up and over door, boiler, light and power, window, personal door to hallway

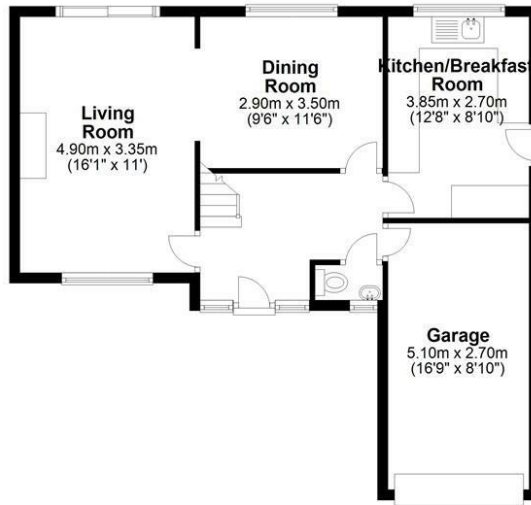
EPC RATING: D

COUNCIL TAX BAND: E



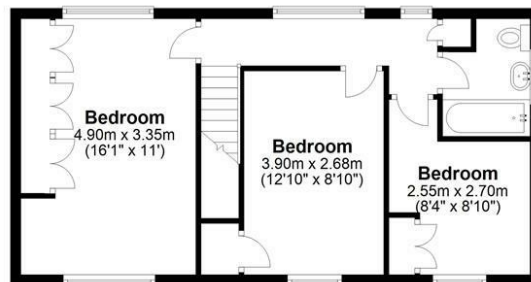
Ground Floor

Approx. 60.8 sq. metres (655.0 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



Total area: approx. 108.6 sq. metres (1168.9 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(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	82
(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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