



# Richard State

*Independent Estate Agents Limited*



87 Hollies Avenue, West Byfleet, KT14 6AN

£800,000



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# 87 Hollies Avenue

## West Byfleet, KT14 6AN

- Beautiful 115' south facing garden with great outbuildings
- Versatile 15'3 utility room
- Fitted kitchen with integrated appliances
- Family room/bedroom four
- Off road parking for three cars
- Remodelled bathroom with a bath and shower enclosure
- Fabulous living space including a 21'10 x 13'6 garden aspect living room

An impeccable detached residence offering versatile well planned living space complemented by an attractive frontage for three cars and a fabulous 115' south facing garden with a range of quality timber outbuildings including a garden room/office, a workshop, a summer house and a store, a perfect environment for work, rest and play! Originally having four bedrooms but now with two combined to create an impressive 15'7 x 11'6 double bedroom which together with two further generous double bedrooms are served by a family bathroom with a bath and separate shower enclosure. This fine home is tastefully presented and extensively improved and has been extended to the ground floor to create excellent living space including a superb 21'10 x 13'6 living room, family room/bedroom four, dining room, fitted kitchen, cloakroom and a large 15'3 x 7'1 utility room. Hollies Avenue is a highly sought after location being within a short walk of West Byfleet Golf Club, favoured schools, village shops and the mainline station with trains to and from Waterloo in around thirty minutes.

MUST BE VIEWED



£800,000



The accommodation comprises (please see attached floor plan):

ENTRANCE CANOPY: Front door to:

ENTRANCE HALL: Understairs cupboard, radiator

CLOAKROOM: Modern white suite comprising w.c., hand basin in vanity unit, tiled floor, storage cupboard, double glazed window radiator

LIVING ROOM: Two radiators, double glazed patio doors to garden, opening to:

DINING ROOM: Double glazed window, radiator, double glazed door to garden, opening to:

KITCHEN: One and a half bowl sink in a modern range of cream wall and base units with integrated oven, hob, microwave oven, extractor hood, dishwasher, fridge and freezer, underlighting, downlighters, attractive tiled floor

FAMILY ROOM/BEDROOM FOUR: Double glazed window, radiator

UTILITY ROOM: Sink unit in a modern range of white laminate wall and base units with integrated fridge freezer, plumbing for washing machine, space for tumble drier, cupboard housing boiler, downlighters, two double glazed windows, radiator



**TURNING STAIRCASE TO FIRST FLOOR LANDING:** Airing cupboard, hatch to part boarded loft with ladder and light

**BEDROOM ONE:** Fitted wardrobes, garden aspect double glazed window, radiator

**BEDROOM TWO:** Fitted wardrobes, two double glazed windows, two radiators

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

**BATHROOM:** Modern white suite comprising bath with shower attachment, separate shower enclosure, hand basin in vanity unit, attractive tiling to walls and floor, downlighters, double glazed window, ladder radiator

**SEPARATE W.C. W.C.:** tiled floor, double glazed window

**OUTSIDE:**

**FRONT GARDEN:** Driveway providing parking for three cars, gated side access to:

**REAR GARDEN:** A delightful landscaped rear garden extending to 115' and enjoying a sunny southerly aspect. Patio, lighting, tap, pathway, beautiful borders stocked with a variety of plants, shrubs and trees, further patio and covered store with light, remainder laid to lawn

**SUMMER HOUSE:** Light and power and adjoining storage shed

**CABIN:** A most impressive building constructed in double wall timber with cavity insulation. The floor and roof are also insulated ensuring year round use with minimal heating requirements.

**OFFICE/GARDEN ROOM:** Two double glazed windows, double glazed door, lights and power, T.V. aerial point

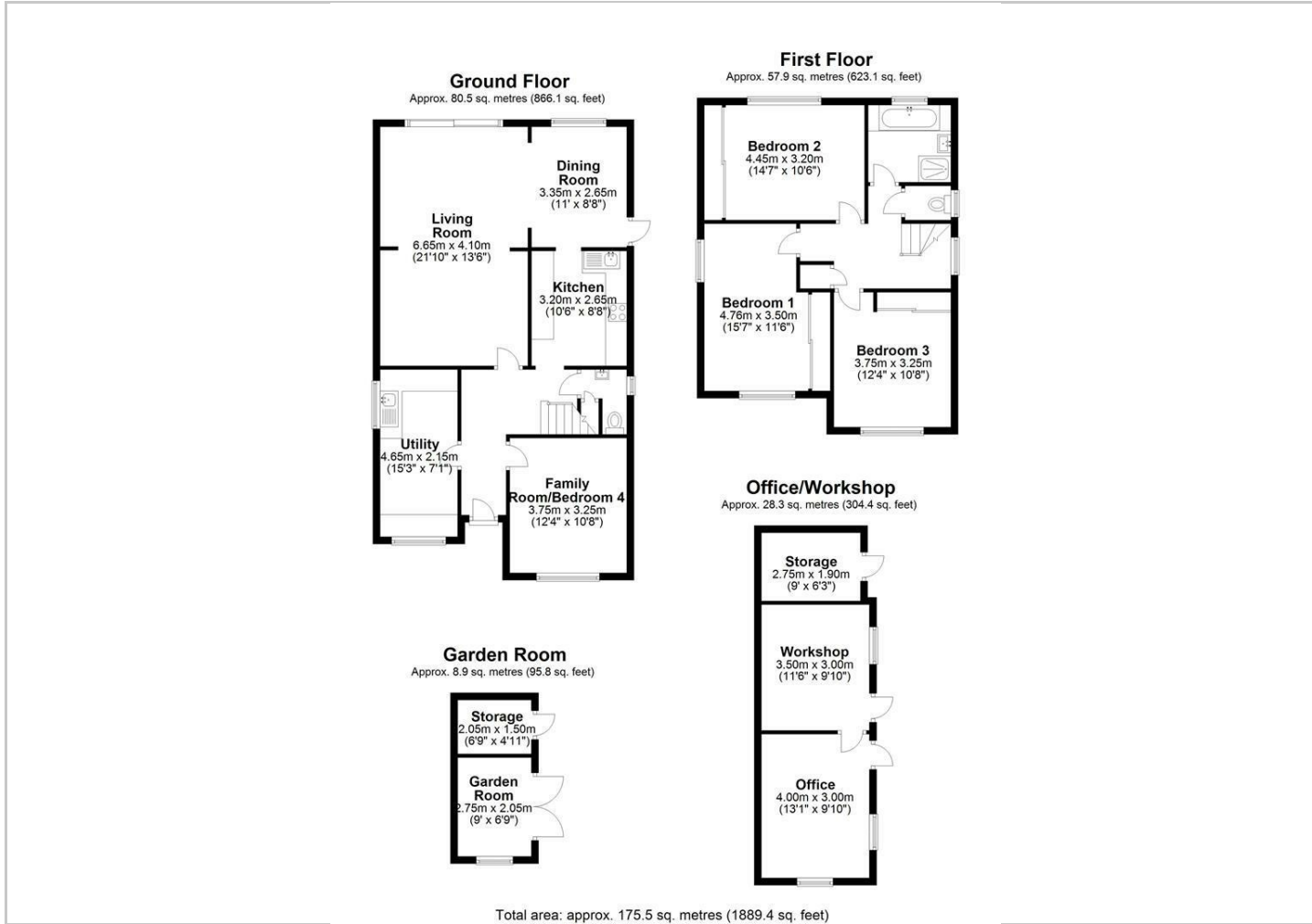
**WORKSHOP:** (Which could also be used as an office as it is the same construction spec.) Double glazed window, double glazed door, lights and power points. All electrics wired to independent local MCB

**STORE:** Light and power. Single skin construction - no insulation





## Floor Plans

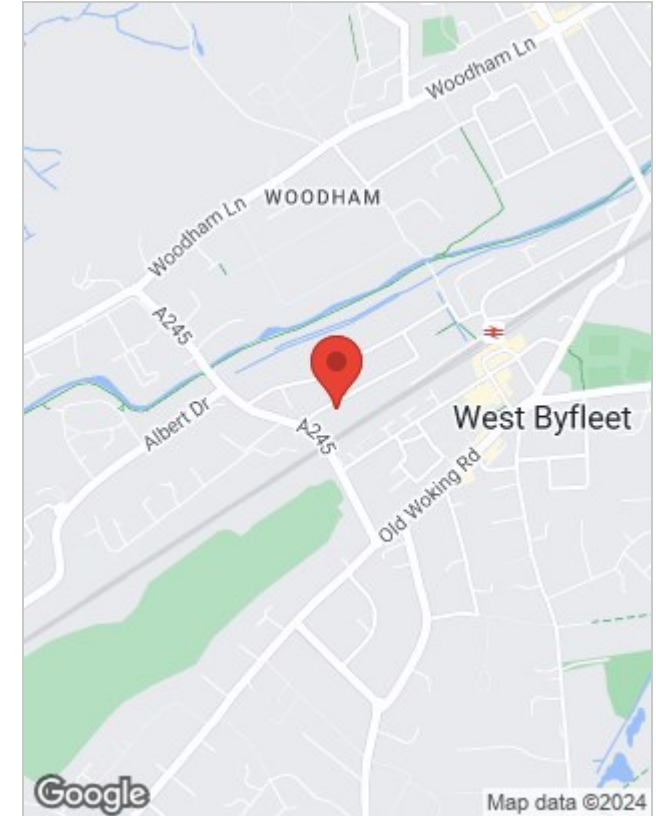


## Viewing

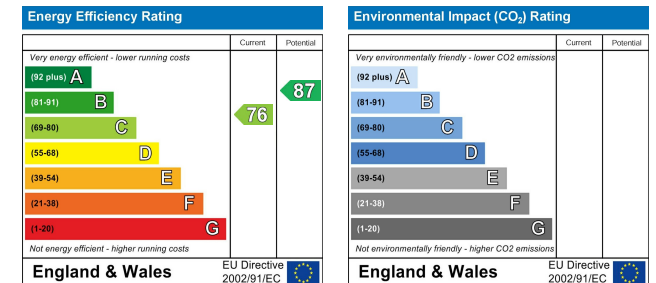
Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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