



Richard State

Independent Estate Agents

Acacia Close, Woodham, KT15 3SJ £750,000

A bright and spacious four bedroom detached family home enjoying a peaceful, sought after and convenient location close to New Haw village shops and favoured schools for all ages and around fifteen minutes' walk from West Byfleet village and mainline station to Waterloo. Offered for sale for the first time since being built in 1970, this much loved family home has been well maintained and improved over time and benefits from gas central heating with a modern boiler, replacement double glazing, a modern kitchen and attractive solid timber doors throughout. The living space includes a hall cloakroom a spacious 23' x 12'10 through living room, a dining room and a modern kitchen with the integral garage offering potential for conversion in to further accommodation (S.T.P.P). Upstairs comprises a large double aspect principal bedroom, two further double bedrooms and a good size single bedroom used as a study, all served by a family bathroom. The property is complemented by an attractive frontage with a private driveway and gated side access leading to a mature and secluded rear garden, approximately 40' x 40' and enjoying a sunny southerly aspect.
NO ONWARD CHAIN



- Large principal bedroom with space for an ensuite
- Integral garage with potential for conversion (S.T.P.P)
- Impressive 23' x 12'10 double aspect living room
- Dining room
- Modern kitchen
- Secluded south facing garden
- Peaceful and sought after location around 15 minutes' walk from West Byfleet station
- Hall cloakroom
- No onward chain

The accommodation comprises (please see attached floor plan):

ENCLOSED ENTRANCE PORCH: Double glazed windows, double glazed double doors, courtesy light, front door to:

ENTRANCE HALL: Understairs storage area, radiator

CLOAKROOM: White suite comprising w.c., hand basin in vanity unit, window

DOUBLE ASPECT LIVING ROOM: A bright through living room with decorative stone fireplace, two radiators, double glazed window, double glazed patio doors to rear garden, door to:

DINING ROOM: Double glazed window, radiator, door to:

KITCHEN: A modern range of wood effect wall and base units with stainless steel sink, space for fridge, plumbing for dishwasher and washing machine, cooker point, deep understairs cupboard with light, tiling, radiator, double glazed door to side

STAIRS TO FIRST FLOOR LANDING: Airing cupboard, radiator, hatch to loft

BEDROOM ONE: A spacious double aspect double bedroom with space for an ensuite, built in wardrobes, hand basin in vanity unit, two double glazed windows, two radiators

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

BEDROOM THREE: Built in wardrobe, hand basin in vanity unit, double glazed window, radiator

BEDROOM FOUR: Built in wardrobe, fitted desk and storage units, downlighters, double glazed window, radiator

BATHROOM: Coloured suite comprising bath with shower unit and shower screen, w.c., hand basin, tiling, double glazed window, radiator

OUTSIDE:

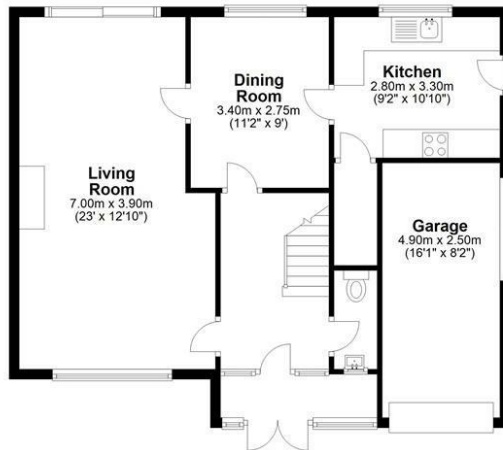
FRONT GARDEN: A good size frontage with a block paved driveway providing off road parking, borders with plants and shrubs, gated side access to:

REAR GARDEN: An attractive secluded garden approximately 40' x 40' and enjoying a sunny southerly aspect. Patio, borders stocked with a variety of mature shrubs and trees, light, remainder laid to lawn

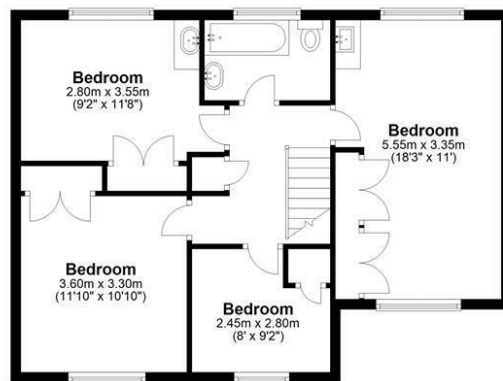
GARAGE: Integral single garage with up and over door, double glazed window, boiler, light and power



Ground Floor
Approx. 72.6 sq. metres (781.8 sq. feet)



First Floor
Approx. 62.6 sq. metres (674.2 sq. feet)



Total area: approx. 135.3 sq. metres (1456.0 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		71	82
	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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