



Richard State

Independent Estate Agents

Woodham Lane, Woodham, KT15 3PP £825,000

A rare opportunity to acquire an outstanding detached bungalow occupying a secluded southerly aspect 1/3rd acre plot with a magnificent 125' x 75' rear garden and offering huge potential for extension, a loft conversion or creation of an annex (S.T.P.P). This fine home is complemented by a frontage for several vehicles and a 75' long driveway leading to a generous garage and adjoining 25'5 workshop, perfect for the motor enthusiast and many other pastimes. The main residence comprises a 22'6 living/dining room, a quality conservatory, a modern fitted kitchen breakfast room, two double bedrooms and a spacious bathroom with a bath and separate shower enclosure. A lobby with front and rear doors leads through to a cloakroom, utility room and a room currently used as an office. The property is ideally situated close to New Haw village shops and favoured schools for all ages and around only ten minutes' walk from West Byfleet village and mainline station to Waterloo.
VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED



- 1/3 Acre mature secluded plot
- Magnificent 125' x 75' sunny southerly aspect garden
- Great potential for extension, a loft conversion or creating an annex (S.T.P.P)
- 75' Driveway leading to a good size garage and adjoining 25' workshop
- Modern fitted kitchen breakfast room
- Quality conservatory
- Living/dining room with a feature open fireplace
- Cloakroom and utility room
- Close to schools, shops, The Victoria Inn and West Byfleet mainline station



Tel: 01932 354 111
email: enquiries@richardstate.com www.richardstate.com
28 The Broadway New Haw Addlestone Surrey KT15 3HA



The accommodation comprises (please see attached floor plan):

ENTRANCE CANOPY: Composite front door to:

ENTRANCE HALL: Superb Herringbone parquet flooring, airing cupboard, covered radiator, hatch to large part boarded loft with light, water softener and ladder, double doors to:

LIVING/DINING ROOM:

DINING AREA: Double glazed window, radiator

LIVING AREA: Feature brick open fireplace, two radiators, double glazed windows, double glazed door to:

CONSERVATORY: Velux windows, downlighters, tiled floor, radiator, double glazed windows, double glazed door to garden

KITCHEN BREAKFAST ROOM: Stainless steel sink in a comprehensive modern range of cream wall and base units with Neff integrated double oven, five burner hob, extractor hood, recess for fridge freezer, breakfast bar, boiler, attractive tiling to walls and floor, feature arched double glazed window, downlighters, radiator, side and garden aspect double glazed windows, double glazed door to:

LOBBY: Double glazed doors to front and rear garden, tiled floor, radiator

CLOAKROOM: Coloured suite comprising w.c., hand basin, tiled floor, radiator

UTILITY ROOM: Cream wall and base units with stainless steel sink, plumbing for dishwasher and washing machine, space for tumble drier, tiled floor, double glazed window, radiator

OFFICE: Fitted storage cupboards, radiator, double glazed windows, double glazed door to garden

BEDROOM ONE: Built in wardrobes, angular bay with double glazed windows, radiator

BEDROOM TWO: Built in wardrobes, angular bay with double glazed windows, radiator

BATHROOM: Coloured suite comprising bath, separate shower enclosure, w.c., hand basin in vanity unit, tiling to walls and floor, downlighters, towel radiator, two double glazed windows, radiator

OUTSIDE:

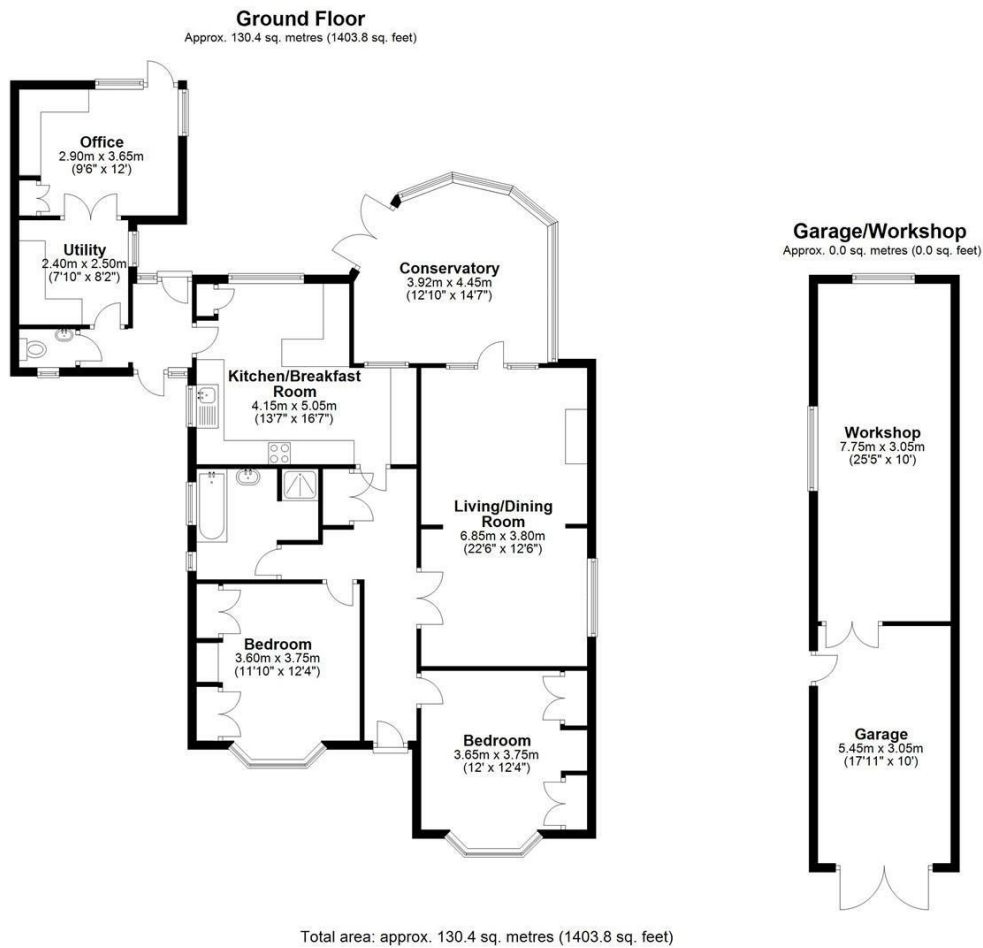
FRONT GARDEN: Hedging, trees and shrubs, lighting, gravel frontage for several vehicles, 75' long gravel side driveway leading to garage and rear garden

REAR GARDEN: 125' x 75'. A delightful garden enjoying a sunny southerly aspect and a great deal of seclusion. Borders stocked with a wide variety of mature trees, shrubs and plants. There are a number of sheds and a greenhouse, a patio and extensive lawns

GARAGE: A good size garage with eaves storage, folding front doors, light and power, personal door to garden, double doors to:

ADJOINING WORKSHOP: An impressive 25'5 workshop with light and power, double glazed window, further window





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(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	
66	
England & Wales	EU Directive 2002/91/EC



For an appointment to view please telephone 01932 354111

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