



Richard State

Independent Estate Agents

Selbourne Avenue, New Haw, KT15 3RF £625,000

Enjoying a sought after cul-de-sac location, this highly desirable and thoughtfully extended four bedroom semi detached family home featuring a superb loft extension and en-suite overlooking a 75' garden. Other noteworthy features include a private driveway for several cars leading to a garage, a spacious living/dining room, L' shaped kitchen, downstairs W.C, gas central heating and double glazing. Selbourne Avenue is one of the most desirable roads in New Haw and is ideally situated within a short walk of New Haw village shops and favoured schools with West Byfleet mainline station to Waterloo also within easy reach.

HIGHLY RECOMMENDED FOR INTERNAL INSPECTION



- Spacious living room with parquet flooring and a fireplace
- Master bedroom with ensuite shower room
- Delightful 75' rear garden
- Garage and driveway for several vehicles
- Sought after location



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The accommodation comprises (Please see attached floor plan)

ARCHED ENTRANCE CANOPY: Composite front door with double glazed windows to;

ENTRANCE HALL: Parquet flooring, understairs cupboard, radiator

LIVING/DINING ROOM: Double glazed bay window, radiator, working fire place, parquet flooring. Archway adjoining to the dining area, radiator, lino tile flooring and double glazed patio doors

KITCHEN: Attractive wall and base units, kitchen counter, inset one and a half sink and drainer, five ring gas hob, extractor, space and plumbing for washing machine and dishwasher, integrated fridge freezer and double oven, radiator, two double glazed windows, downlights, tile lino flooring with gas cooker point, plumbing for washing machine, space for fridge freezer, pantry, boiler, downlighters, double glazed door to family room. Door leading to side door and downstairs w.c

DOWNSTAIRS WC: White suite comprising w.c, basin into vanity unit, radiator, double glazed window

TURNING STAIRSCASE TO FIRST FLOOR LANDING: Double glazed window

BEDROOM TWO: Double glazed bay window, radiator,

BEDROOM THREE: Double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator, built in wardrobe

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

STAIRS TO SECOND FLOOR LANDING: Double glazed window, smoke alarm

BEDROOM ONE: Attractive built in wardrobes, double glazed window, radiator

ENSUITE SHOWER ROOM: Contemporary white suite comprising of a large shower enclosure, w.c., hand basin into vanity unit, tiled walls to floor, ladder radiator, extractor, downlights, double glazed window

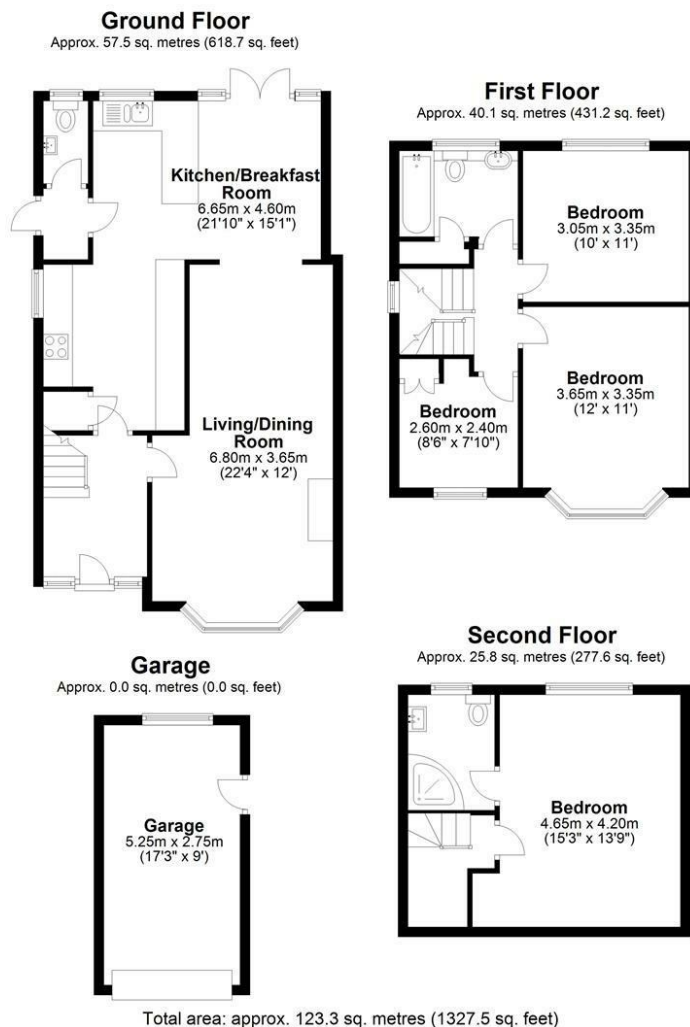
OUTSIDE:

FRONT GARDEN: An impressive frontage with a driveway providing parking for several vehicles, gated side access to;

REAR GARDEN: A delightful feature of the property measuring 75'. Large patio remainder laid to lawn with shrub and plant borders,

GARAGE: Up and over door, light and power, personal door to garden





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	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	EU Directive 2002/91/EC



For an appointment to view please telephone 01932 354111

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