



Richard State

Independent Estate Agents

Weyside, Wey Manor Road, New Haw, KT15 3JJ £670,000

A spacious three double bedroom detached bungalow occupying a secluded sunny aspect corner plot in a highly sought after private road close to the Wey Navigation canal at the picturesque New Haw Lock, with the White Hart Inn, a Co-Op supermarket, Byfleet and New Haw mainline station and delightful countryside walks also nearby. The well proportioned living space includes a spacious 'L' shaped living/dining room, a hall cloakroom, a modern fitted kitchen, a conservatory, three double bedrooms and a modern bathroom. There is also a large loft creating scope for a loft conversion (S.T.P.P). The property is complemented by a tarmac frontage and private side driveway providing parking for several cars, a garage with an electric door and a pleasant secluded sunny aspect wrap around walled garden.

OFFERED FOR SALE WITH NO ONWARD CHAIN



- Hall cloakroom
- Three double bedrooms
- Modern fitted kitchen with integrated appliances
- Garage with own driveway for several cars
- Gas central heating and double glazing
- Secluded sunny south/west facing wrap around walled garden
- Large loft ideal for conversion (S.T.P.P)
- Sought after private road
- Close to countryside walks and the picturesque Wey Navigation canal
- No onward chain



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The accommodation comprises (please see attached floor plan):

ENTRANCE HALL: Woodblock flooring, light tube, storage cupboard, airing cupboard, radiator, composite front door, hatch to large boarded loft with ladder and light

CLOAKROOM: W.C., hand basin, double glazed window, radiator

DOUBLE ASPECT LIVING/DINING ROOM: Three double glazed windows, two radiators

CONSERVATORY: Tiled floor, light and power, double glazed window, double glazed doors to front and rear

KITCHEN: Stainless steel sink in a comprehensive modern range of cream wall and base units with integrated oven, hob, extractor hood, fridge freezer, dishwasher and washing machine, tiling to walls and floor, downlighters, double glazed window, double glazed door to side

BEDROOM ONE: Built in wardrobe, fitted wardrobes, double glazed window, radiator

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

BEDROOM THREE: Double glazed window, radiator

BATHROOM: Modern white suite comprising bath with shower unit and shower screen, w.c., hand basin, wall tiles, ladder radiator, double glazed window

OUTSIDE:

FRONT GARDEN: Five bar gate leading to a tarmac front and side driveway providing off road parking for several cars, tap

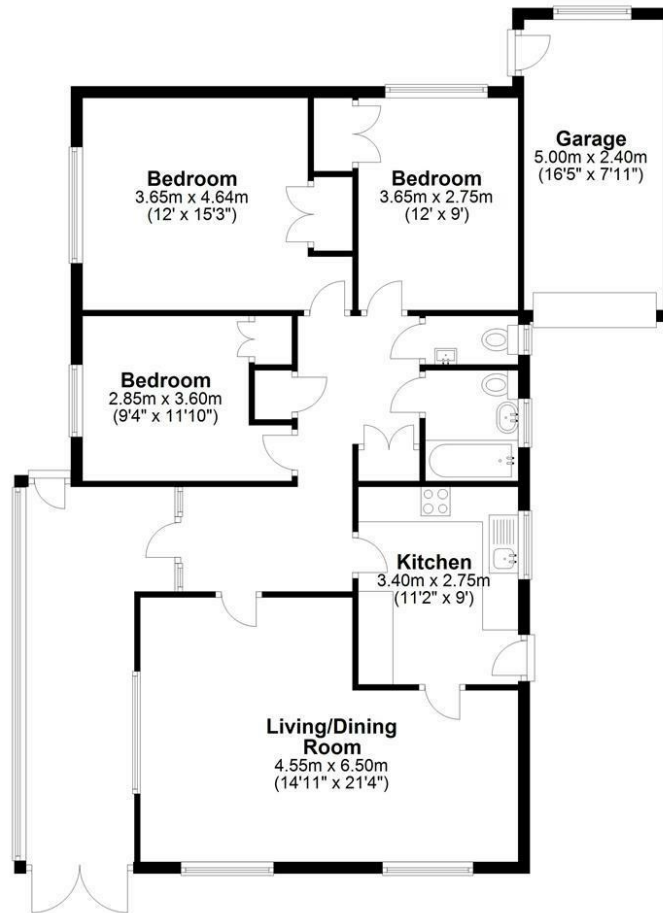
SIDE AND REAR GARDENS: Private and secluded wrap around walled gardens enjoying a sunny south westerly aspect. Borders with trees, shrubs and plants, patio, shed, greenhouse, tap, remainder laid to lawn

GARAGE: Single garage attached at side with electric up and over door, boiler, light and power, window, personal door to rear garden



Ground Floor

Approx. 117.2 sq. metres (1262.0 sq. feet)



Total area: approx. 117.2 sq. metres (1262.0 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
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Not environmentally friendly - higher CO ₂ emissions	
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For an appointment to view please telephone 01932 354111

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