



# Richard State

*Independent Estate Agents*

**Woodham Park Road, Woodham, KT15 3TG    £750,000**

A substantial four double bedroom two bathroom detached bungalow requiring a degree of updating and redecoration and offering great potential for further extension or the creation of an annex (s.t.p.p.) The property nestles centrally on a ¼ acre mature south west backing plot, with the large frontage providing parking for several vehicles. The living space includes a spacious 18"10 x 14'7 living room, a 17'5 dining room and a 15"2 x 12"2 kitchen breakfast room. One of the double bedrooms has an en suite shower room with the three further double bedrooms served by a family bathroom remodelled as a modern shower room. This highly individual home is situated close to woodland walks and the Longacre Garden Centre and is within a short walk of New Haw village shops and schools for all ages  
**NO ONWARD CHAIN**



- **Annex potential**
- **18"10 x 14"7 Living room**
- **17"5 x 12"4 Dining room**
- **15"2 x 12"2 Kitchen breakfast room**
- **Four bedrooms with one having an en suite shower room**
- **Double glazed windows and gas central heating**
- **Mature ¼ acre south west backing plot**
- **Impressive frontage with parking for several vehicles**
- **Some updating and redecoration required**
- **No onward chain**



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**The accommodation comprises (please see attached floor plan);**

**ENCLOSED ENTRANCE PORCH:** Double glazed window, radiator, composite front door, door to:

**ENTRANCE HALL:** Two radiators, hatch to loft with ladder

**LIVING ROOM:** Stone open fireplace, two double glazed windows, two radiators

**DOUBLE ASPECT DINING ROOM:** Double glazed window, radiator, patio doors to garden, door to:

**BEDROOM FOUR:** Two double glazed windows, radiator

**ENSUITE SHOWER ROOM:** White suite comprising shower enclosure, w.c., hand basin, radiator, door to rear

**DOUBLE ASPECT KITCHEN BREAKFAST ROOM:** One and a half bowl sink in a range of natural wood wall and base units with integrated double oven and gas hob, plumbing for dishwasher and washing machine, space for fridge freezer and tumble drier, tiling to walls and floor, boiler, radiator, two double glazed windows, door to side

**DOUBLE ASPECT BEDROOM ONE:** Two radiators, built in wardrobes, radiator

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

**BEDROOM THREE:** Airing cupboard, double glazed window, radiator

**FAMILY BATHROOM/ SHOWER ROOM:** Remodelled as a shower room with a modern white suite comprising walk in shower, w.c., hand basin in vanity unit, tiling to walls and floor, ladder radiator, double glazed window

**OUTSIDE:**

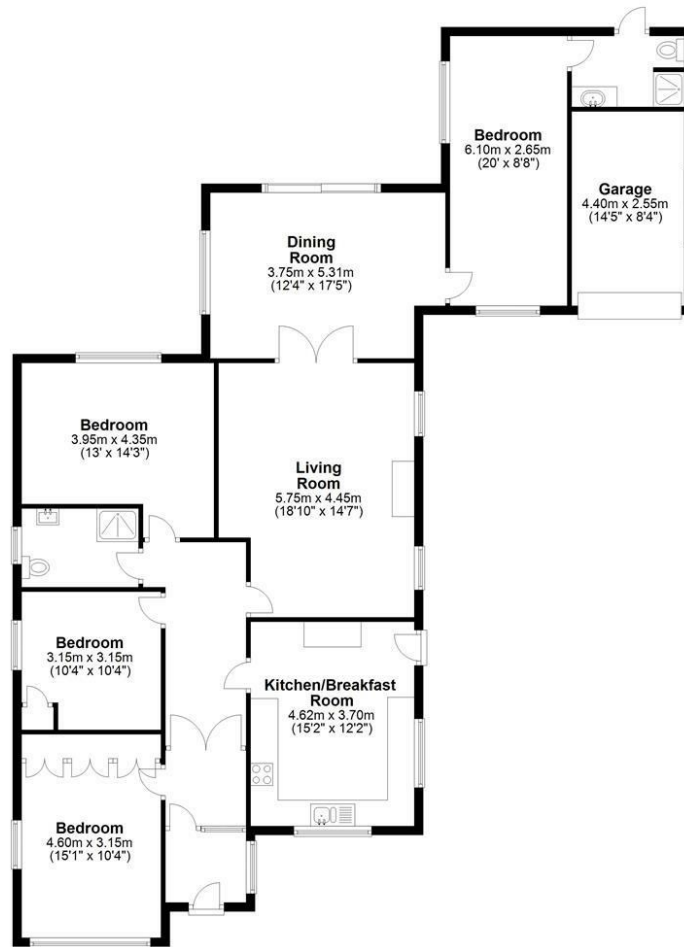
**GARDENS:** The property is surrounded by mature gardens with lawns, trees, shrubs and plants. The frontage has a driveway providing parking for numerous vehicles

**GARAGE:** Single garage attached at side



### Ground Floor

Approx. 156.3 sq. metres (1682.0 sq. feet)



Total area: approx. 156.3 sq. metres (1682.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



For an appointment to view please telephone 01932 354111

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