



Richard State

Independent Estate Agents

Pinewood Grove, New Haw, KT15 3BU £435,000

A good size three bedroom semi detached house benefitting from gas central heating and replacement double glazing yet requiring a degree of updating, replastering and redecoration throughout. The property is complemented by off road parking and a shared driveway leading to a garage and a private enclosed 35' sunny south westerly aspect garden. The living space includes a spacious living room leading through to a dining room and kitchen whilst upstairs the three bedrooms are served by a family bathroom. Pinewood Grove is a popular and convenient location being close to parks, New Haw village shops and favoured schools for all ages and around fifteen minutes walk from West Byfleet mainline station to Waterloo.

NO ONWARD CHAIN



- **Garage and off road parking**
- **In need of some updating, replastering and redecoration**
- **Gas central heating and double glazing**
- **Enclosed 35' sunny aspect garden**
- **Close to West Byfleet station and New Haw village shops and schools**
- **20' Living room**
- **Dining room**
- **No onward chain**

The accommodation comprises (please see attached floor plan);

ENCLOSED ENTRANCE PORCH: Courtesy light, double glazed front door to:

ENTRANCE HALL: Storage cupboard, woodblock flooring, double glazed window

LIVING ROOM: Double glazed window, radiator, opening to:

DINING ROOM: Storage cupboard, double glazed window, radiator

KITCHEN: One and a half bowl sink in a modern range of white laminate wall and base units with integrated double oven, hob and extractor hood, plumbing for washing machine, space for fridge and freezer, cupboard housing boiler, tiling to walls and floor, double glazed window, double glazed door to garden

STAIRS TO FIRST FLOOR LANDING: Airing cupboard, double glazed window, hatch to loft with ladder and light

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

BEDROOM TWO: Double glazed window, radiator

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

BATHROOM: White suite comprising bath with shower attachment, hand basin in vanity unit, wall tiles, double glazed window, radiator

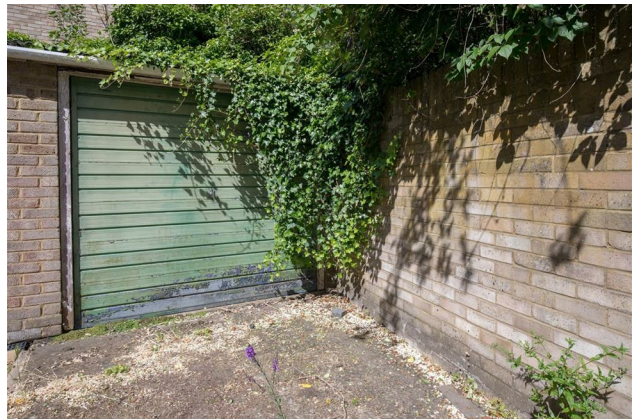
SEPARATE W.C: W.C., hand basin in vanity unit, double glazed window

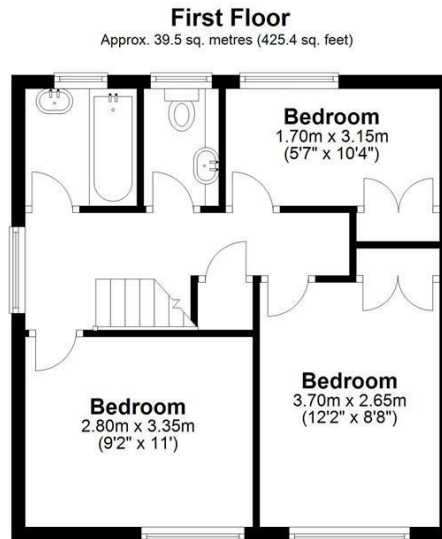
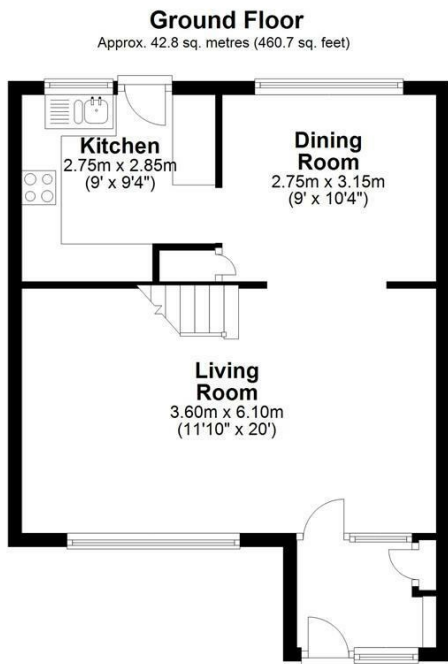
OUTSIDE:

FRONT GARDEN: Paved hardstanding providing off road parking, trees and shrubs, shared driveway leading to garage, gate to:

REAR GARDEN: Private enclosed rear garden enjoying a sunny south westerly aspect. Patio, trees, shrubs and plants, tap, lawn

GARAGE: Single garage

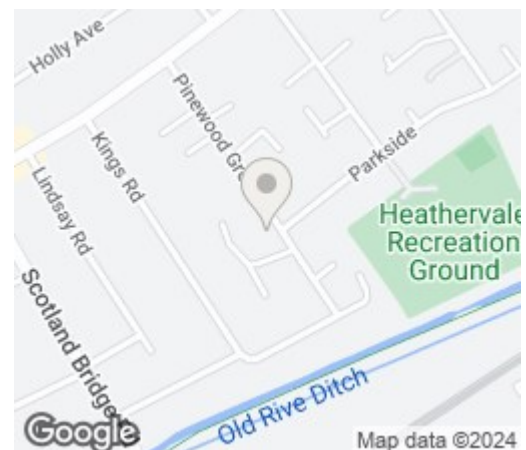




Total area: approx. 82.3 sq. metres (886.1 sq. feet)

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		
		88
	69	
England & Wales	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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