



Richard State

Independent Estate Agents

New Haw Road, New Haw, Addlestone, KT15 2DA £450,000

A traditional three-bedroom red brick Victorian semi-detached character home, offering potential to extend and improve and featuring off road parking for one or two cars and a 50' sunny westerly aspect rear garden. The living space includes two separate reception rooms, a kitchen and a lobby leading through to the bathroom, whilst upstairs there are three spacious bedrooms with the smallest measuring 9'10"x 9'. Briar Cottages is conveniently situated close to the Wey Navigation Canal at the picturesque New Haw Lock where there is a Co-op supermarket and The White Heart Inn. Byfleet and New Haw mainline station to Waterloo is within around a mile with Addlestone town centre also similarly accessible.

NO ONWARD CHAIN



- **Three spacious bedrooms**
- **Gas central heating and double glazing**
- **Two separate reception rooms**
- **50' west facing garden**
- **Driveway for one or two cars**
- **Potential for extension and improvement**
- **Around a mile from Byfleet and New Haw mainline station to Waterloo**
- **A short stroll from the Wey Navigation Canal, The White Hart Inn and a Co-op**
- **No onward chain**



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The accommodation comprises (please see attached floor plan);

ARCHED ENTRANCE CANOPY: Original tiled floor, composite double glazed front door to:

ENTRANCE HALL: Double glazed window, radiator

LIVING ROOM: Chimney breast with brick fireplace, angular bay with double glazed windows, radiator

DINING ROOM: Deep understairs cupboard, double glazed window, radiator

KITCHEN: White wall and base units with stainless steel sink, plumbing for washing machine, space for fridge freezer, exposed brick chimney breast with gas cooker point, double glazed window, double glazed door to garden

LOBBY:

BOILER CUPBOARD: Boiler, double glazed window

AIRING CUPBOARD:

BATHROOM: Modern white suite comprising bath with mixer tap and shower attachment, w.c., hand basin, tiling to walls and floor, double glazed window, radiator

STAIRS TO FIRST FLOOR LANDING: Hatch to loft

BEDROOM ONE: Built in wardrobe, two double glazed windows, radiator

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

BEDROOM THREE: Double glazed window, radiator

OUTSIDE:

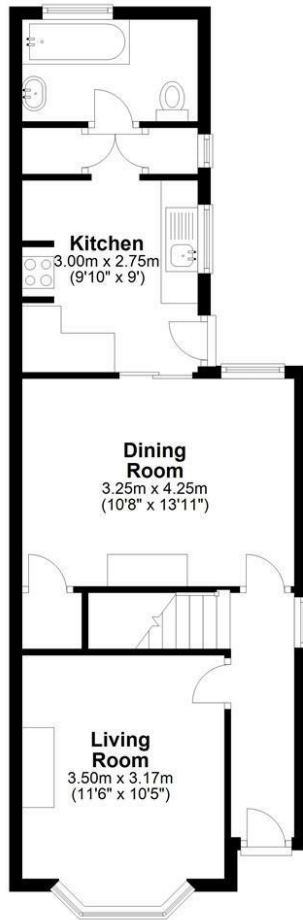
FRONT: Hardstanding for one or two cars, gated side access to:

REAR GARDEN: Extending to 50' and enjoying a sunny westerly aspect. Patio, tap, borders with shrubs and plants, remainder laid to lawn



Ground Floor

Approx. 48.4 sq. metres (520.4 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



Total area: approx. 90.3 sq. metres (971.6 sq. feet)

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		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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