



Richard State

Independent Estate Agents

**New Haw Road, New Haw, Addlestone, KT15 2DN Guide price
£425,000**

Viewings start at 10am on Saturday 27th July strictly by appointment. A rare opportunity to acquire a two double bedroom detached house occupying a bold 135' long corner plot with a large detached double garage at the end. The property benefits from gas central heating and double glazing and offers great potential for extension (S.T.P.P). 140 New Haw Road is conveniently situated close to a Co-op supermarket and the White Hart Inn on the Wey Navigation Canal at the picturesque New Haw Lock and around a mile from Byfleet and New Haw mainline station to Waterloo. Addlestone town centre and station are also within easy walking distance.



- Large detached double garage
- 42' Deep frontage
- Mature front and rear gardens with an abundance of fruit trees
- Two double bedrooms
- Great potential for extension (S.T.P.P)
- Updating and redecoration required
- Gas central heating and double glazing
- No onward chain



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The accommodation comprises (please see attached floor plan):

ENTRANCE HALL: Front door

BATHROOM: Bath with shower attachment, w.c., hand basin, radiator, double glazed window

LIVING/DINING ROOM: Chimney breast with fireplace, double glazed window, radiator

KITCHEN: Wall and base units with sink, gas cooker point, space for fridge freezer, cupboard with plumbing for washing machine, double glazed window, door to:

LEAN TO: Power, door to garden

STAIRS TO FIRST FLOOR LANDING: Double glazed window

BEDROOM ONE: Built in wardrobes, chimney breast with fireplace, double glazed window, radiator

BEDROOM TWO: Cupboard housing boiler, double glazed window, radiator, hatch to loft

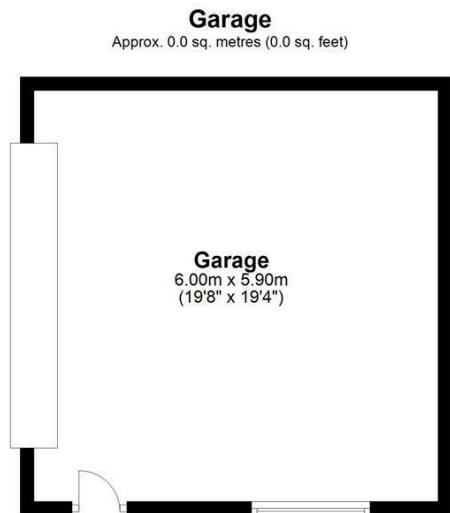
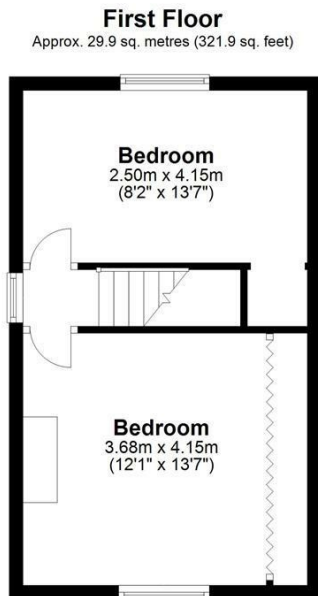
OUTSIDE:

FRONT: Mature 42' front garden with a number of fruit and other trees, side access to:

REAR GARDEN: Extending to 67' including the double garage. 10' Wide side garden, borders with a variety of fruit trees, lawn, double gates providing access to vehicle hardstanding

DOUBLE GARAGE: A large detached double garage with up and over door, window, personal door to garden





Total area: approx. 69.7 sq. metres (750.5 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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
46	
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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