



Richard State

Independent Estate Agents

Hawthorn Way, New Haw, KT15 3NL £395,000

**A spacious and well presented three bedroom house benefitting from a private sunny westerly aspect garden and a garage with electric supply. The property forms part of a popular and friendly courtyard development close to New Haw village shops and favoured schools for all ages and is around twenty minutes walk from West Byfleet mainline station to Waterloo. The living space includes a hall cloakroom, a kitchen and a good size living/dining room with patio doors leading to the rear garden. Upstairs, the large main bedroom has space to create a dressing room or ensuite shower room and together with two further good size bedrooms, is served by a family bathroom
HIGHLY RECOMMENDED FOR INTERNAL INSPECTION**



- **Hall cloakroom**
- **Double glazing**
- **Garage with electricity**
- **Three good size bedrooms**
- **Sunny westerly aspect garden**
- **Communal car parking**
- **Electric heating**
- **Convenient for village shops, parks and schools for all ages**



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The accommodation comprises (please see floor plan):

ENTRANCE CANOPY: Tiled step, double glazed front door to:

ENTRANCE HALL: Understairs cupboard, laminate floor, storage heater

CLOAKROOM: White suite comprising w.c., hand basin, double glazed window

LIVING/DINING ROOM: Laminate flooring, storage heater, double glazed window, double glazed patio doors to rear garden

KITCHEN: One and a half bowl sink in a range of white laminate wall and base units with cooker point plumbing for dishwasher and washing machine, space for fridge freezer, laminate flooring, tiling, double glazed window

Turning staircase to:

VAULTED FIRST FLOOR LANDING: Airing cupboard, storage heater, double glazed windows

BEDROOM ONE: A large bedroom with space to create a dressing room or ensuite shower room, laminate floor, double glazed window

BEDROOM TWO: Fitted wardrobe, laminate floor, storage heater, double glazed window,

BEDROOM THREE: Laminate floor, double glazed window

BATHROOM: White suite comprising bath with shower unit, w.c., hand basin, tiling to walls and floor, electric heater, double glazed window

OUTSIDE

FRONT GARDEN: Lawn

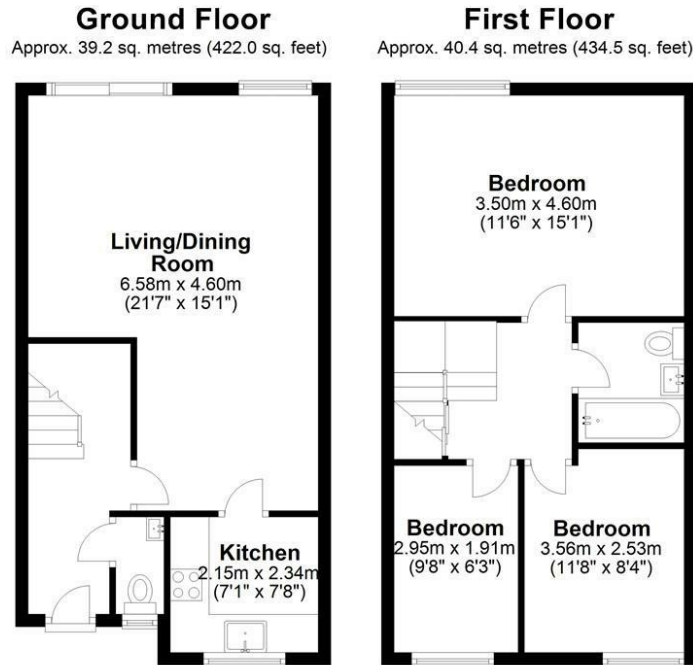
REAR GARDEN: A private enclosed garden enjoying a sunny westerly aspect. Patio, borders, shed, remainder laid to lawn

GARAGE: Single garage with up and over door and power supply

PARKING: Communal car park

N.B There is a service charge of approximately £500 per year which includes buildings insurance and maintenance of front lawns, communal lawns, roadways and communal lighting. Hawthorn Way homes are sold with a 999 year lease (from 1986), a share of the freehold and no ground rent.

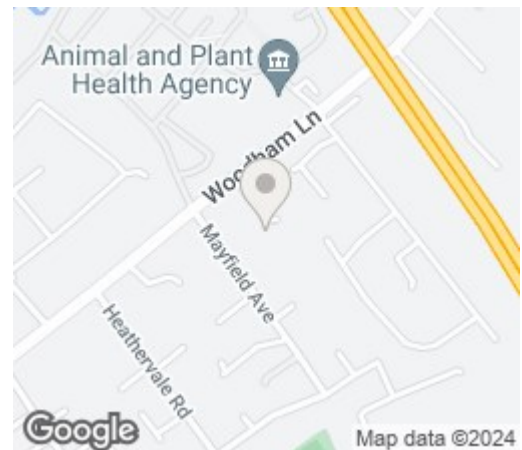




Total area: approx. 79.6 sq. metres (856.5 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	71
(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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