



Richard State

Independent Estate Agents Limited



7 Kashmir Close, New Haw, KT15 3JD

£750,000



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7 Kashmir Close

New Haw, KT15 3JD

- Delightful low maintenance garden backing directly on to open fields
- Three further good size bedrooms and a modern family bathroom
- Spacious living/dining room with bi fold doors on to an attractive patio perfect for Alfresco dining and entertaining
- Family room/study
- Sought after location close to countryside walks, a canal, a pub, a supermarket and Byfleet and New Haw station to Waterloo
- Master bedroom with fitted wardrobes and a luxury ensuite shower room
- Hall cloakroom
- Contemporary fitted kitchen breakfast room with integrated appliances and quartz worktops
- Adjoined garage and a driveway for four cars
- Tastefully presented and immaculate throughout

An exceptional four bedroom, two bath/shower room executive home having been the subject of much improvement by the current owners, the result being an immaculate and beautifully presented contemporary residence enviably situated in a quiet and sought after cul-de-sac location and enjoying delightful rear aspect views across open fields. Special features include a well-equipped fitted kitchen breakfast room with integrated appliances and sparkling quartz worktops, an impressive living/dining room with bi folding doors and a master bedroom with a sumptuous ensuite shower room. Kashmir Close is pleasantly situated with countryside walks on the doorstep and moments away from the Wey Navigation Canal at the picturesque New Haw Lock, yet is within fifteen minutes' walk of Byfleet and New Haw mainline station to Waterloo. Conveniently nearby are the White Hart Inn and a Co-Op supermarket.

VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED

£750,000



The accommodation comprises (please see attached floor plan):

ENTRANCE HALL: Oak flooring, covered radiator, storage cupboard, double glazed composite front door

CLOAKROOM: Modern white suite comprising w.c., hand basin, understairs cupboard, wall tiles, oak flooring, radiator

STUDY/FAMILY ROOM: Round bay with double glazed windows and custom made shutter blinds, radiator

KITCHEN BREAKFAST ROOM: One and a half bowl sink in a comprehensive range of contemporary laminate wall and base units with underlighting, sparkling quartz worktops and splash back, large integrated wine cooler, Neff induction hob, extractor hood, Bosch double oven, dishwasher, washing machine, recess for large fridge freezer, downlighters, radiator, double glazed door to side, round bay with double glazed windows and custom made shutter blinds

LIVING/DINING ROOM: Superb bi fold doors with electric blinds enhancing the delightful views over open fields, oak flooring, designer radiator, double glazed window, second radiator





TURNING STAIRCASE TO GALLERIED STYLE FIRST FLOOR LANDING: Cupboard housing boiler (installed 2022), storage cupboard, downlighters, double glazed window, hatch to loft with light

MASTER BEDROOM: Fitted wardrobes to one wall, ornate radiator, downlighters, double glazed window

LUXURY EN SUITE SHOWER ROOM: Large raised walk in shower with monsoon shower head, w.c., hand basin in vanity unit, attractive tiling to floor and walls with illuminated recesses, downlighters, ladder radiator, double glazed window

BEDROOM TWO: Radiator, double glazed window with views over open fields

BEDROOM THREE: Radiator, double glazed window with views over open fields

BEDROOM FOUR: Double glazed window, radiator

FAMILY BATHROOM: Modern white suite comprising bath with shower unit and shower screen, w.c., hand basin in vanity unit, tiled walls, ladder radiator, double glazed window

OUTSIDE

FRONT GARDEN: An attractive frontage with borders stocked with shrubs, hedging, plants and a Silver Birch tree, block paved driveway for up to four cars

REAR GARDEN: A delightful feature of the home backing directly on to and enjoying distant views across open fields creating a great environment for relaxation and entertaining. Sandstone patio, lighting, attractive borders with lighting, and irrigation and stocked with a variety of shrubs, plants and trees including apple and pear. Double power sockets.

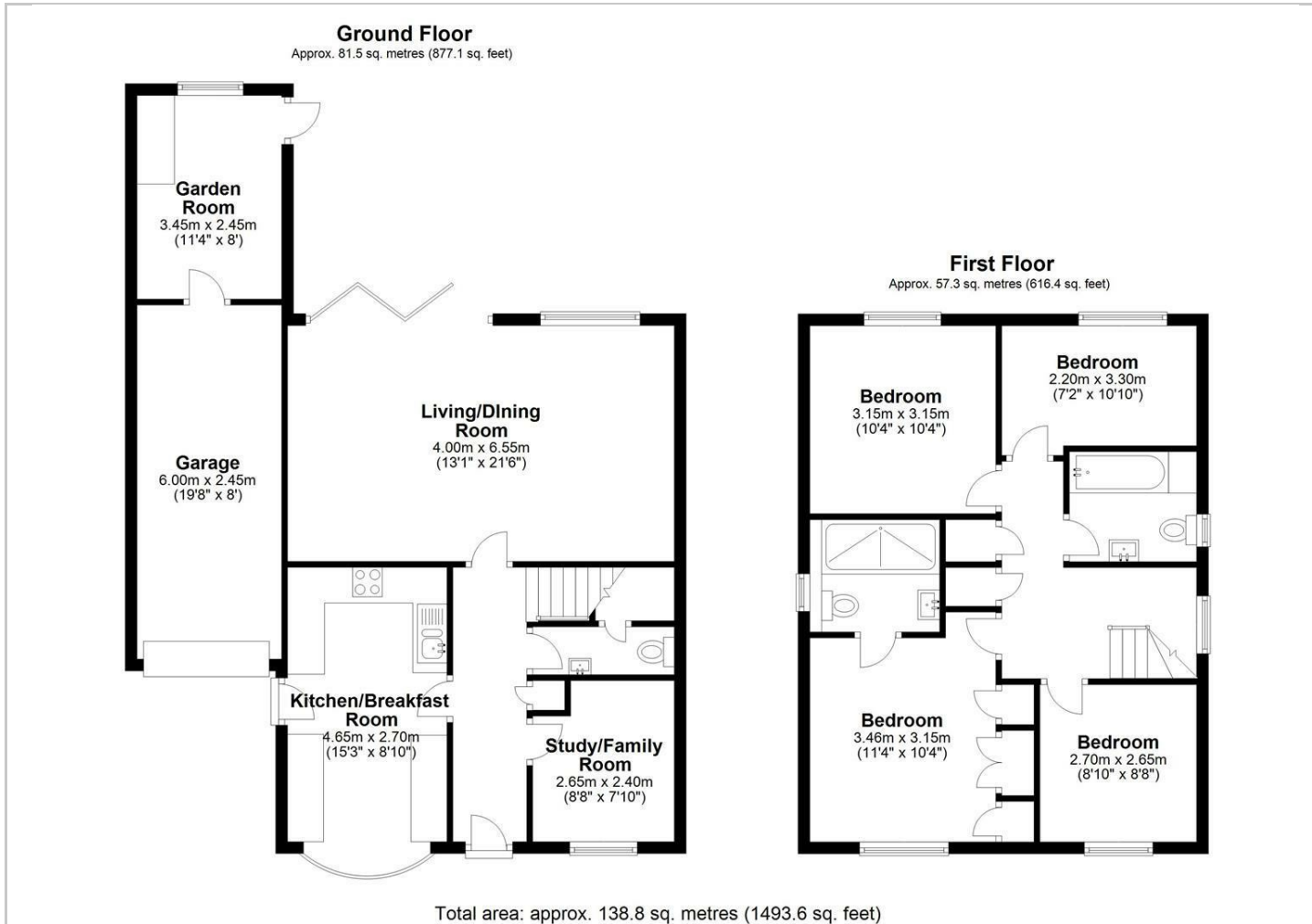
GARDEN ROOM: Light and power, double glazed door to garden, door to:

GARAGE: A good size single garage with an up and over door, light and power





Floor Plans

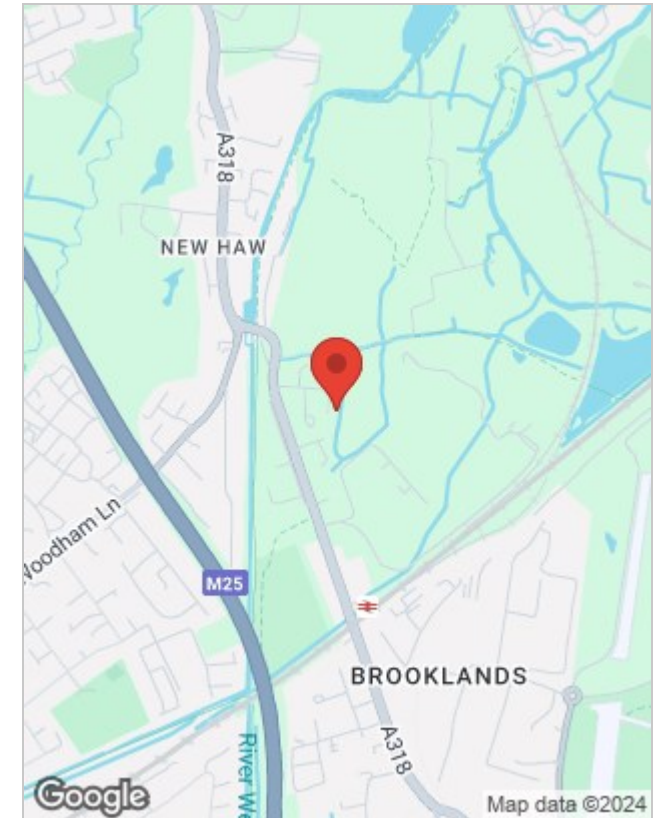


Viewing

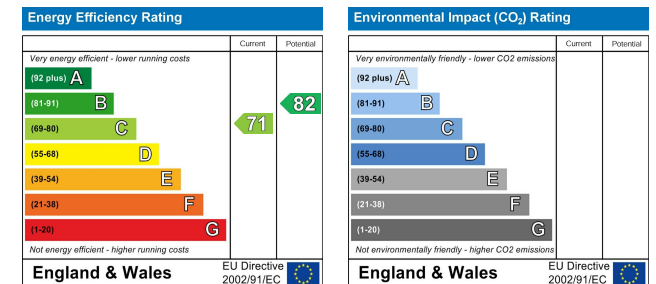
Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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