



# Richard State

*Independent Estate Agents*

## **Arym, Little Orchard, Woodham, KT15 3ED £650,000**

Situated in a convenient and highly sought after cul-de-sac location, Arym, Little Orchard is a spacious and versatile detached bungalow with an impressive 20'6 x 16'5 living/dining room, a hall cloakroom, a kitchen and three bedrooms served by a modern family bathroom. The excellent frontage provides parking for several vehicles and leads to a detached garage. Side access to both sides leads to a pleasant and secluded rear garden with a superb 16'9 x 11'8 outbuilding suitable for many purposes and currently used as a workshop. Little Orchard is a highly desirable location being within easy walking distance of West Byfleet village and mainline station to Waterloo with the Victoria Inn, the Basingstoke Canal and New Haw village shops and popular schools also within a short walk.  
**OFFERED FOR SALE WITH NO ONWARD CHAIN**



- Impressive 20'6 x 16'5 living/dining room
- Detached garage and driveway for several cars
- Pleasant garden with 16'9 x 11'8 outbuilding/workshop
- Hall cloakroom with plumbing for a washing machine
- Easy walking distance to West Byfleet station
- Close to local shops, amenities and pleasant canal walks
- Gas central heating (new boiler in 2019)
- No onward chain

**The accommodation comprises (please see attached floor plan):**

**COVERED PORCHWAY:** Wooden glazed front door leading to:

**ENTRANCE HALL:** Radiator, cupboard housing water tank, loft hatch to boarded loft with light and power

**CLOAKROOM:** W.C, hand basin, tiled floor, double glazed window, boiler, plumbing for washing machine

**LIVING/DINING ROOM:** Double glazed bay window with further three double glazed windows, two radiators, feature fireplace, wall lights

**KITCHEN:** Cream kitchen units, work surface, one and a half bowl tiled walls and floor dual aspect double glazed windows. White goods include washing machine, dishwasher and fridge, integrated oven, halogen hob with extractor, water softener

**BEDROOM ONE:** Built in double wardrobes, double glazed window, radiator

**BEDROOM TWO:** Double glazed window, radiator, built in wardrobes

**BEDROOM THREE:** Double glazed window, radiator

**BATHROOM:** Modern white suite comprising bath, w.c, hand basin in vanity unit, tiled throughout, radiator, double glazed window

**OUTSIDE**

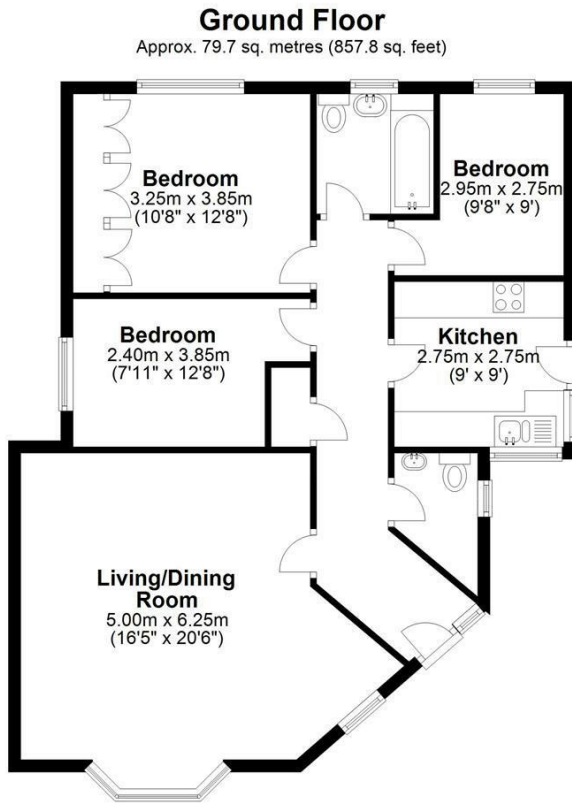
**WORKSHOP/HOME OFFICE:** Large concrete based outbuilding which could be used for a multitude of purposes, double wooden doors to garden, two windows, power

**REAR GARDEN:** Block paved patio, remainder laid to lawn with shed

**FRONT:** Substantial sealed and patterned driveway, outside light and tap leading to:

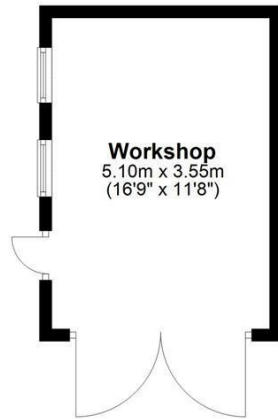
**SINGLE GARAGE:** Single detached garage with up and over door with power and light, access via side door





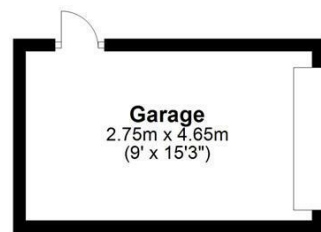
### Workshop

Approx. 0.0 sq. metres (0.0 sq. feet)



### Garage

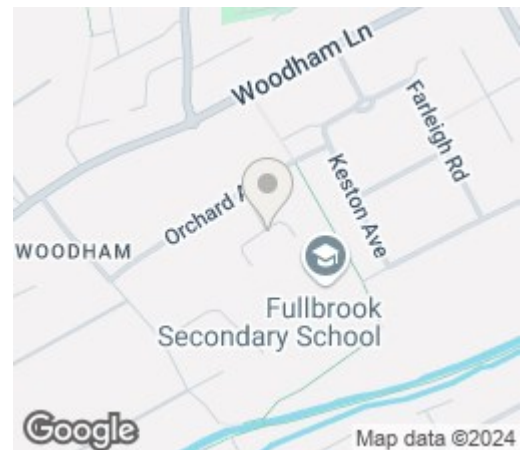
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 79.7 sq. metres (857.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>68</b>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales <small>EU Directive 2002/91/EC</small>	



**For an appointment to view please telephone 01932 354111**

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