



Richard State

Independent Estate Agents

Holly Avenue, New Haw, KT15 3UB Guide price £550,000

Enjoying a sought after location in the heart of the village, an outstanding three bedroom semi detached family home, thoughtfully extended to the ground floor in 2018 to create a bright contemporary home with permission also approved for a first floor extension. A loft conversion would also be possible (S.T.P.P). The ground floor comprises a hall cloakroom, a living room, a family room, utility room and a superb fitted kitchen dining room with bifold doors opening on to an attractive grey ceramic patio. Upstairs a modern family bathroom serves three bedrooms, the smallest of which measures 9'4 x 6'11. The property is complemented by a block paved driveway for two cars and gated side access leading to a pleasant 70' southerly aspect garden with a garage/workshop. Holly Avenue is ideally situated close to the village shops, parks and favoured schools for all ages and around fifteen minutes' walk from West Byfleet mainline station to Waterloo.

VIEWING IS HIGHLY RECOMMENDED



- Superb fitted kitchen dining room with bifold doors and a vaulted ceiling
- Matching utility room
- Downstairs cloakroom
- 9'4 x 6'11 Bedroom three
- Permission granted for a first floor extension
- Potential for a loft conversion (S.T.P.P)
- 70' Southerly aspect garden
- Garage/workshop and new roof in 2020
- Block paved driveway for two cars
- Sought after location in the heart of the village

The accommodation comprises (please see attached floor plan):

ENCLOSED ENTRANCE PORCH: Double glazed double doors, double glazed windows, double glazed front door to:

ENTRANCE HALL: Grey laminate flooring, understairs cupboard, double glazed window, radiator

CLOAKROOM: Modern white suite comprising w.c., hand basin in vanity unit, ladder radiator, grey laminate flooring, double glazed window

LIVING ROOM: Chimney breast with stone fireplace and gas fire, double glazed window, radiator

FAMILY ROOM: Grey laminate flooring, radiator, opening to:

KITCHEN/DINING ROOM: A comprehensive range of contemporary white laminate wall and base units with Corian stone worktops, AEG 5 burner gas hob with extractor hood and glass splashback, two integrated AEG ovens, dishwasher, brick effect wall tiles, designer radiator, vaulted ceiling with downlighters and two Velux windows, grey laminate flooring, bifold doors opening on to a ceramic tiled patio.

UTILITY ROOM: Matching white laminate wall and base units with Corian worktops, plumbing for washing machine, space for tumble drier and large fridge freezer, cupboard housing boiler, downlighters, grey laminate flooring

STAIRS TO FIRST FLOOR LANDING: Double glazed window, hatch to boarded loft with ladder and light

BEDROOM ONE: Double glazed window, radiator

BEDROOM TWO: Double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator

FAMILY BATHROOM: Modern white suite comprising bath with shower attachment and shower screen, w.c., hand basin, tiled walls, airing cupboard, double glazed window, radiator

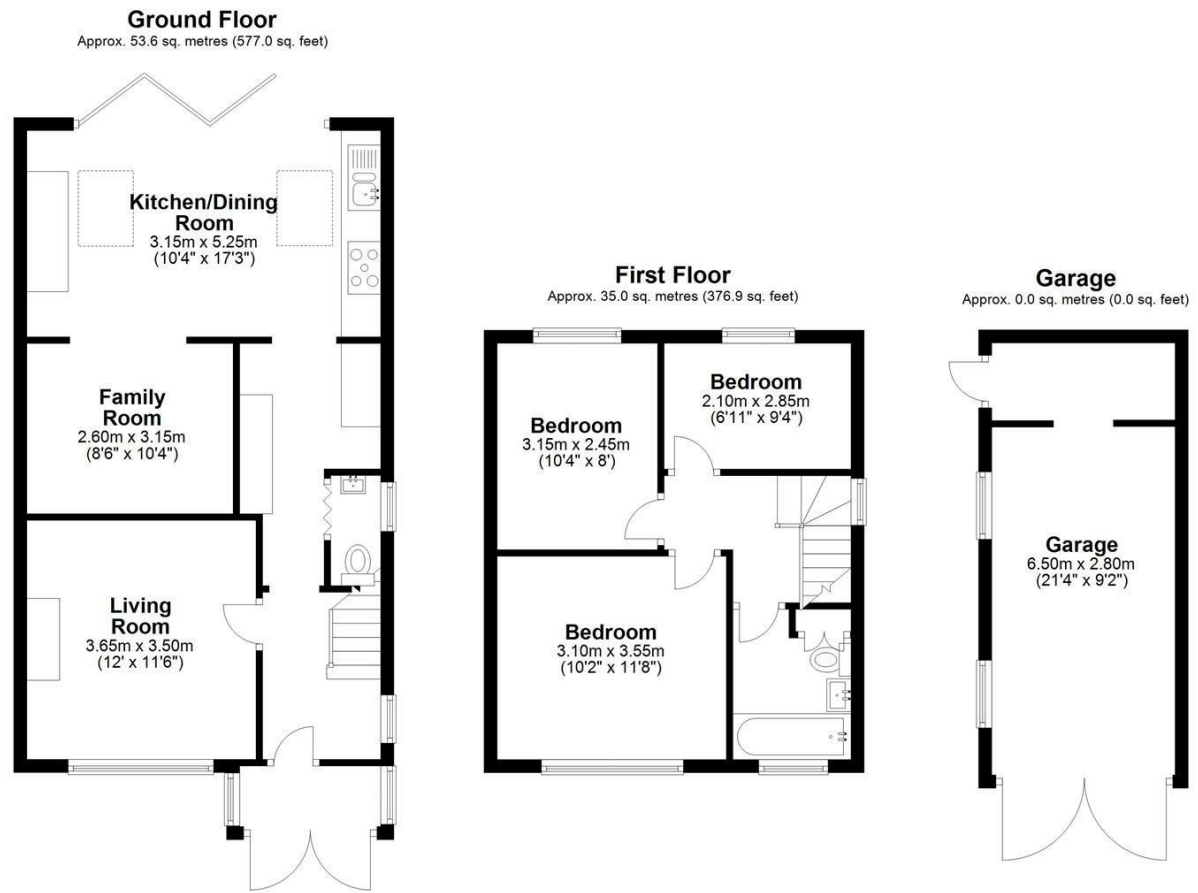
OUTSIDE:

FRONT GARDEN: Block paved driveway for two cars, shared driveway leading to:

REAR GARDEN: An attractive rear garden extending to 70' and enjoying a sunny southerly aspect. Grey ceramic tiled patio, lighting, tap, shed, borders with shrubs, plants, apple and plum trees, side gate, remainder laid to lawn

GARAGE/WORKSHOP: Folding doors, light and power, windows, opening to a store room with door to garden





Total area: approx. 88.6 sq. metres (953.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
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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