



Richard State

Independent Estate Agents

Scotland Bridge Road, New Haw, KT15 3HE Offers in excess of

~~£500,000~~
A much improved and modernised 1930's semi detached house with potential to extend to the rear and in the loft subject to planning permission. The property is in good decorative throughout and benefits from two separate reception rooms, kitchen, three bedrooms and a remodelled bathroom. Outside there is off road parking for two cars to the front and a 73' plus rear garden. Scotland Bridge Road is conveniently situated close to the New Haw village shops and popular schools for all ages with West Byfleet mainline station to Waterloo within about 10 minutes walk.
VIEWING AT YOUR EARLIEST CONVENIENCE IS STRONGLY RECOMMENDED



- Two reception rooms
- Potential to extend subject to planning permission
- Remodelled bathroom with a modern white suite
- Gas central heating
- 73' Rear garden
- Driveway for two cars
- Replacement double glazed windows
- Central location



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The accommodation comprises (please see attached floor plan):

ENTRANCE CANOPY: Double glazed composite front door, light

ENTRANCE HALL: Wood laminate flooring, double glazed window, radiator, understairs cupboard housing consumer unit and gas meter

LIVING ROOM: Double glazed bay window, radiator, feature gas fireplace

DINING ROOM: Downlights, wood laminate flooring, radiator, large floor to ceiling double glazed window, double glazed patio door to rear garden

KITCHEN: Wall and base kitchen units, work surface, one and a half basin, space and plumbing for washing machine, dishwasher, American style fridge freezer, tumble drier, patio door to side, two double glazed windows, radiator, wood laminate floor, partly tiled walls, downlights, boiler

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

BEDROOM ONE: Double glazed bay window, radiator

BEDROOM TWO: Double glazed window, airing cupboard with cylinder tank, radiator

BEDROOM THREE: Double glazed window, radiator

BATHROOM: Modern white suite comprising bath with shower screen, hand basin, w.c., tiled walls, chrome ladder radiator, downlights, double glazed window

OUTSIDE:

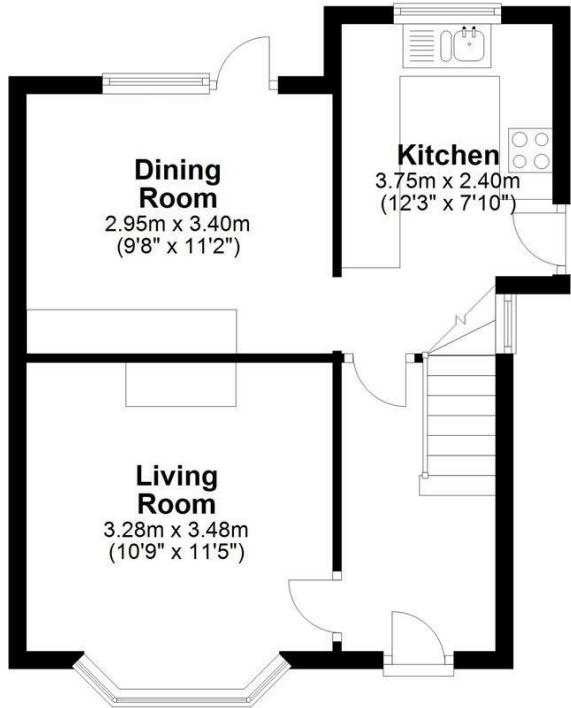
FRONT GARDEN: Block paved driveway for two cars, side access to:

REAR GARDEN: Extending to 73' with a block paved patio, shrub and plant borders, further patio area with pergola, shed, outside power point, remainder laid to lawn



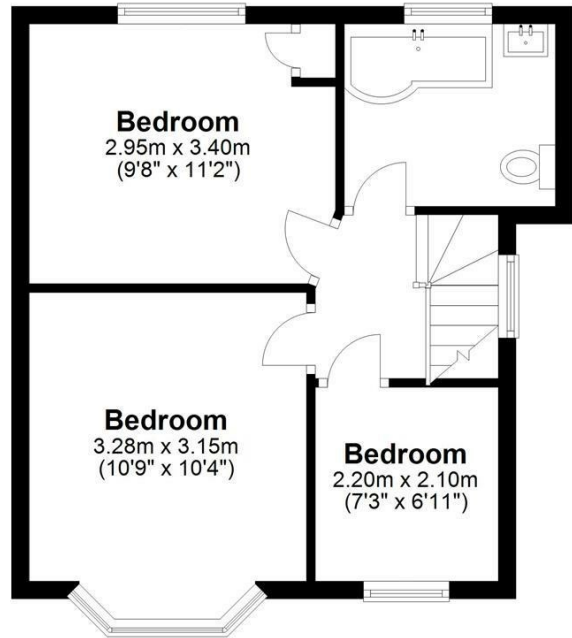
Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



First Floor

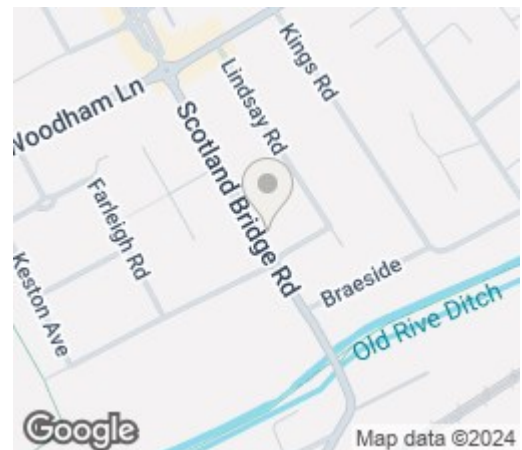
Approx. 35.4 sq. metres (380.9 sq. feet)



Total area: approx. 72.4 sq. metres (779.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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	
(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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- (c) No appliances have been tested**