



Richard State

Independent Estate Agents

Pine Close, New Haw, KT15 3BW £550,000

A spacious and versatile semi detached family home featuring a substantial ground floor extension and offering scope for further enlargement (S.T.P.P). The living space includes an impressive 18'4 x 15'5 living dining room, a 22'2 fitted kitchen breakfast room, utility room, shower room and a bedroom four/family room whilst upstairs three further bedrooms are served by a family bathroom. The property is complemented by a private driveway for two cars with double gates leading to further hardstanding in the superb 110' x 40' rear garden which backs onto Heathervale Recreation Ground. Pine Close is a quiet cul-de-sac, conveniently situated close to New Haw village shops and popular schools for all ages and around a mile from West Byfleet mainline station to Waterloo.
NO ONWARD CHAIN



- Ground floor bedroom four and ground floor shower room
- 110' x 40' Rear garden
- Private drive for two cars and double gates to further hardstanding
- Some improvement and redecoration required
- Scope for further extension (S.T.P.P)
- 22' Kitchen breakfast room with separate utility room
- Gas central heating and double glazing
- Quiet cul-de-sac close to village schools, shops and West Byfleet station
- No onward chain



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The accommodation comprises (please see attached floor plan):

ENCLOSED ENTRANCE PORCH: Double glazed window, composite front door to:

ENTRANCE HALL: Wood flooring, radiator

BEDROOM FOUR/FAMILY ROOM: Double glazed window,

LIVING/DINING ROOM: A spacious double aspect room with double glazed patio doors to garden, radiator

KITCHEN BREAKFAST ROOM: One and a half bowl ceramic sink in a comprehensive range of wall and base units with breakfast bar, 8 burner range cooker, plumbing for dishwasher, space for large fridge freezer, boiler, downlighters, wall tiles, double glazed front door to garden

UTILITY ROOM: Plumbing for washing machine, space for other appliances

SHOWER ROOM: White suite comprising shower enclosure, w.c., hand basin, tiling to walls and floor, ladder radiator, double glazed window

STAIRS TO FIRST FLOOR LANDING: Hatch to loft

BEDROOM ONE: Fitted wardrobes, double glazed window, radiator

BEDROOM TWO: Airing cupboard, double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator

FAMILY BATHROOM: White suite comprising bath with shower attachment, w.c., hand basin, wall tiles, ladder radiator, double glazed window

OUTSIDE

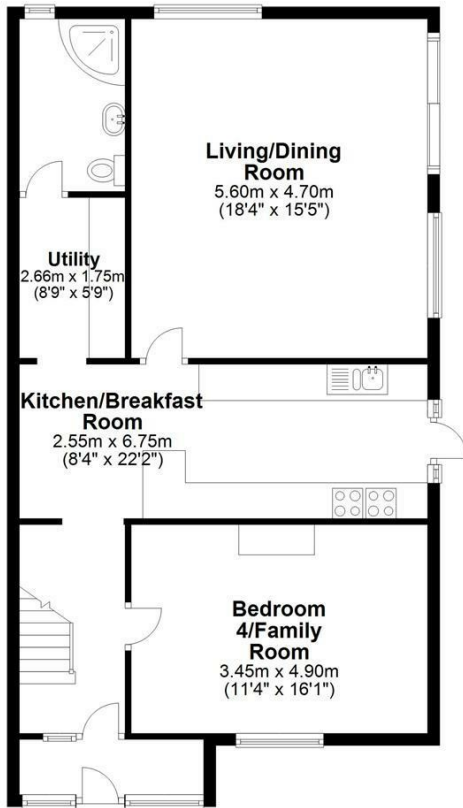
FRONT GARDEN: Driveway providing parking for two cars, double gates leading to hardstanding and rear garden

REAR GARDEN: A superb 110' x 40' garden including an enclosed yard and backing directly on to Heathervale Recreation Ground. Patio, pergola and lawn



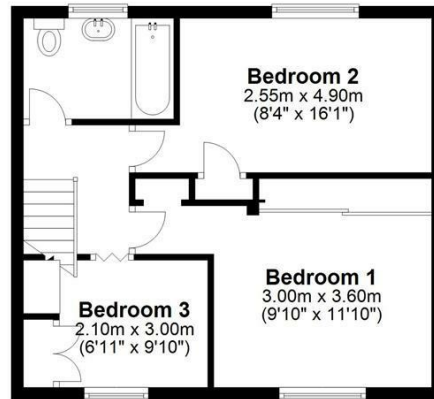
Ground Floor

Approx. 81.6 sq. metres (878.3 sq. feet)



First Floor

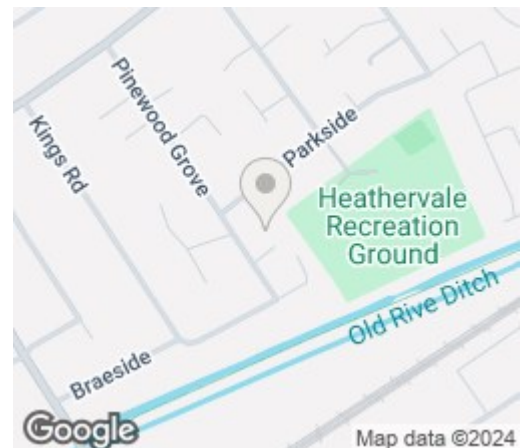
Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 122.6 sq. metres (1319.4 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
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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