



# Richard State

*Independent Estate Agents*

## **Fern Cottage, New Haw Road, New Haw, KT15 2BZ    £519,950**

An outstanding three bedroom detached Victorian cottage extensively improved and tastefully presented throughout, featuring a delightful 117' sunny west facing garden overlooking and providing access to open space. Downstairs this cleverly extended home provides a high specification fully integrated kitchen with underfloor heating and bi fold doors to the rear garden, a family room with access to a downstairs cloak room and a further living room with Aga log burner. Upstairs three bedrooms are served by a spacious luxury bathroom with oversized bath tub and ceiling mounted Dutch shower. This fine home is conveniently situated within about a mile of Byfleet and New Haw mainline station into Waterloo and is also within easy reach of Addlestone station and the town centre with its cinema, shops and array of restaurants.

**STRONGLY RECOMMENDED FOR INTERNAL INSPECTION**



- 117' sunny west facing garden
- Off street parking for one car
- High specification kitchen/dining room extending to 19'10'
- Integrated kitchen appliances including Range Master cooker
- Luxury family bathroom
- Characterful living room with Aga log burner
- Tastefully presented throughout



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

**ENTRANCE HALL:** Composite front door

**LIVING ROOM:** Double glazed bay window with seated storage unit, exposed wood flooring, built in storage cupboard, Aga log burner, recess storage for logs, radiator

**FAMILY ROOM:** Open plan family room, tiled underfloor heating, downlights, door to:

**CLOAKROOM:** W.C., hand basin in vanity unit, tiled underfloor heating, downlights, cupboard housing fuse board

**KITCHEN/DINING ROOM:** High specification wall and base fitted contemporary kitchen units, granite work surfaces, kitchen island, double basin, integrated appliances include 5 ring Rangemaster oven with extractor above, microwave oven, washer drier, American style fridge freezer, tiled underfloor heating, downlights, four Velux windows, cupboard housing boiler, bifold doors leading to garden

**STAIRS TO FIRST FLOOR LANDING:** Hatch to part boarded loft with light

**BEDROOM ONE:** Radiator, double glazed windows

**BEDROOM TWO:** Radiator, double glazed window

**BEDROOM THREE:** Radiator, double glazed window

**LUXURY FAMILY BATHROOM:** Cleverly designed luxury family bathroom with oversized bath and ceiling mounted rainfall showerhead, hand basin in vanity unit, w.c., tiled throughout, heated ladder towel radiator, large wall mounted mirror, cupboard and downlights

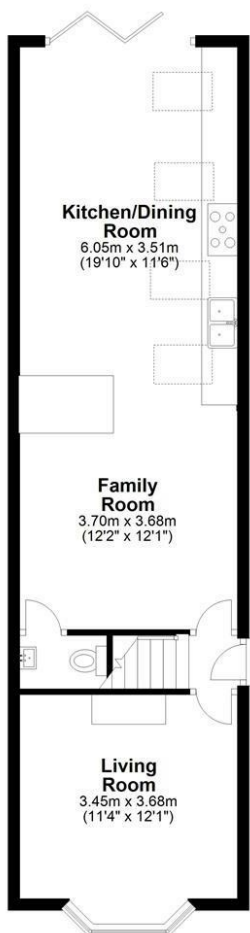
**OUTSIDE:**

**FRONT GARDEN:** Shingle driveway, gated side access to side and rear

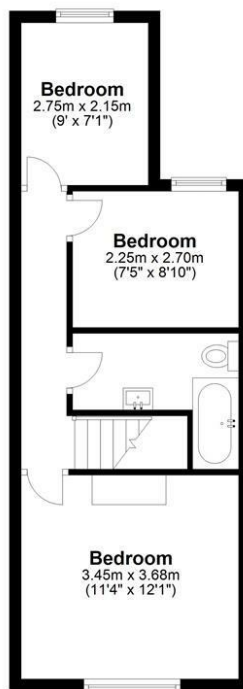
**REAR GARDEN:** A delightful 117' west facing garden, with patio and L shaped seating area, remainder laid to lawn, security camera, tap, large shed, gate to open space



**Ground Floor**  
Approx. 53.3 sq. metres (573.2 sq. feet)



**First Floor**  
Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 89.3 sq. metres (961.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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

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