



Richard State

Independent Estate Agents

Faris Barn Drive, Woodham, KT15 3DZ £800,000

Offering great potential for extension and improvement, a highly desirable double fronted detached family home featuring a beautiful 100' x 50' rear garden and enjoying a tranquil and much sought after cul-de-sac location less than ten minutes' walk from West Byfleet mainline station to Waterloo. Offered for sale for the first time in around fifty years this much loved home has gas central heating and double glazing but would benefit from a degree of updating and redecoration. The ground floor includes a 17'9 kitchen breakfast room, dining room, cloakroom and 17' living room leading to a family room whilst upstairs the three bedrooms are served by a spacious bathroom and separate w.c. The property is complimented by a detached garage and a block paved driveway for several vehicles. Faris Barn Drive is ideally situated within a short walk of popular schools for all ages in both West Byfleet and New Haw villages with their variety of shops and restaurants. The picturesque Basingstoke canal and the Victoria Inn are also on the doorstep.

VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED



- **Beautiful 100' x 50' secluded rear garden**
- **Great extension potential (S.T.P.P)**
- **Garage with driveway for several cars**
- **Updating and redecoration required**
- **Highly sought after and peaceful cul-de-sac close to West Byfleet station**
- **17'9 Kitchen/breakfast room**
- **Dining room, living room and family room**
- **Cloakroom**



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The accommodation comprises (please see attached floor plan)

ARCHED ENTRANCE CANOPY: Front door to:

ENTRANCE HALL: Radiator

LIVING ROOM: Fireplace with gas fire, double glazed window, radiator, opening to:

FAMILY ROOM: Serving hatch, radiator, double glazed patio doors to rear garden

DINING ROOM: Serving hatch, double glazed window, radiator

DOUBLE ASPECT KITCHEN BREAKFAST ROOM: Two bowl sink in a range of wall and base units with integrated double oven, 5 burner gas hob and extractor hood, plumbing for dishwasher and washing machine, space for fridge and freezer, boiler, understairs cupboard, door to external lobby

CLOAKROOM: Coloured suite comprising w.c., hand basin, double glazed window

STAIRS TO FIRST FLOOR LANDING: Storage cupboard, double glazed window, hatch to loft

BEDROOM ONE: Fitted wardrobes, two double glazed windows, radiator

BEDROOM TWO: Fitted wardrobes, double glazed window, radiator

BEDROOM THREE: Fitted wardrobe, double glazed window, radiator

BATHROOM: Coloured suite comprising bath with shower attachment and shower screen, bidet, hand basin, tiled walls, airing cupboard, double glazed window, radiator

SEPARATE W.C: W.C., double glazed window

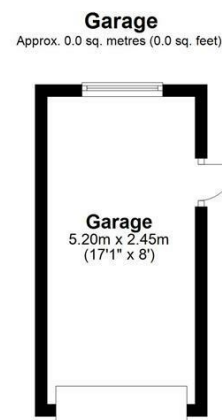
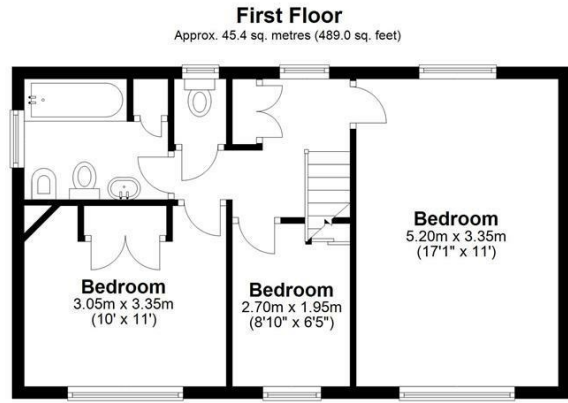
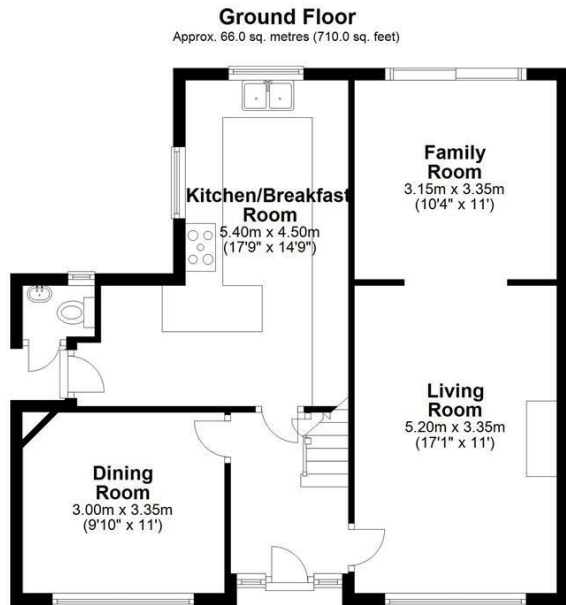
OUTSIDE

FRONT GARDEN: A 50' wide frontage with a block paved driveway for several vehicles, shrubs and plants, lawn, gated side access to:

REAR GARDEN: A beautiful feature of the property measuring approximately 100' x 50' and enjoying a delightful outlook and a high degree of seclusion. There are a wide variety of fruit trees including plum, pear, fig and apple, vines, a vegetable patch, an impressive Acer tree, borders with a variety of shrubs, plants and hedging, greenhouse, shed, patio, tap, remainder laid to lawn

GARAGE: Detached single garage with up and over door, light and power, window, personal door to garden





Total area: approx. 111.4 sq. metres (1199.0 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	
(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	85
(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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