



Richard State

Independent Estate Agents

Cobs Way, New Haw, KT15 3AF £775,000

A truly superb four bedroom executive family home modernised to an exceptional standard throughout, offering versatile living space including a high specification contemporary open plan kitchen dining room with NEFF integrated appliances, a large living room leading through to a garden room and a further family room, downstairs w.c. and integral garage with separate storage area. Upstairs the master bedroom is complemented by an ensuite shower room whilst the three further good size bedrooms are served by a contemporary family bathroom. Outside there is a block paved driveway providing parking for several cars with gated side access leading to a secluded low maintenance rear garden. Cobs Way is a quiet and popular location being close to Heathervale Recreation Ground, New Haw village shops and favoured schools for all ages.

VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED



- **Master bedroom with contemporary ensuite shower room**
- **Integral garage with separate storage area**
- **High specification kitchen/dining room extending to 28'8**
- **Low maintenance rear garden**
- **Garden room and separate family room**
- **Off street parking for several cars**
- **Popular location close to village shops, parks and favoured schools**



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The accommodation comprises (please see attached floor plan):

ENTRANCE CANOPY: Courtesy light, composite front door to:

RECEPTION HALL: Radiator, door to:

CLOAKROOM: White suite comprising W.C., hand basin in vanity unit, double glazed window, ladder radiator

KITCHEN DINING ROOM: Contemporary white gloss kitchen units with granite worktops, one and a half basin sink, integrated appliances including dishwasher, washing machine, microwave and two Neff ovens, Neff five ring hob with extractor above, space, power and plumbing for American style fridge freezer, breakfast bar, under counter and plinth lighting, radiator, downlights, USB plug sockets, wood laminate flooring, double glazed window, double glazed side door, double glazed patio doors to rear garden, large opening to:

LIVING ROOM: Radiator, coving lighting, double glazed doors into garden room

GARDEN ROOM: Wood laminate flooring, double glazed windows, skylight, wall lights, radiator, double glazed doors to rear garden

FAMILY ROOM: Double glazed window, two radiators, two understairs cupboards, door to garage and storage area

STAIRCASE TO IMPRESSIVE FIRST FLOOR LANDING: Double glazed window, hatch to loft, cupboard housing water tank

MASTER BEDROOM: Double glazed window, built in wardrobes, radiator, door to:

ENSUITE SHOWER ROOM: Contemporary suite comprising walk in shower with monsoon showerhead, w.c., hand basin in vanity unit, tiled walls, heated towel rail, double glazed window

BEDROOM TWO: Built in wardrobes, double glazed window, radiator

BEDROOM THREE: Built in wardrobe, double glazed window, radiator

BEDROOM FOUR: Double glazed window, radiator

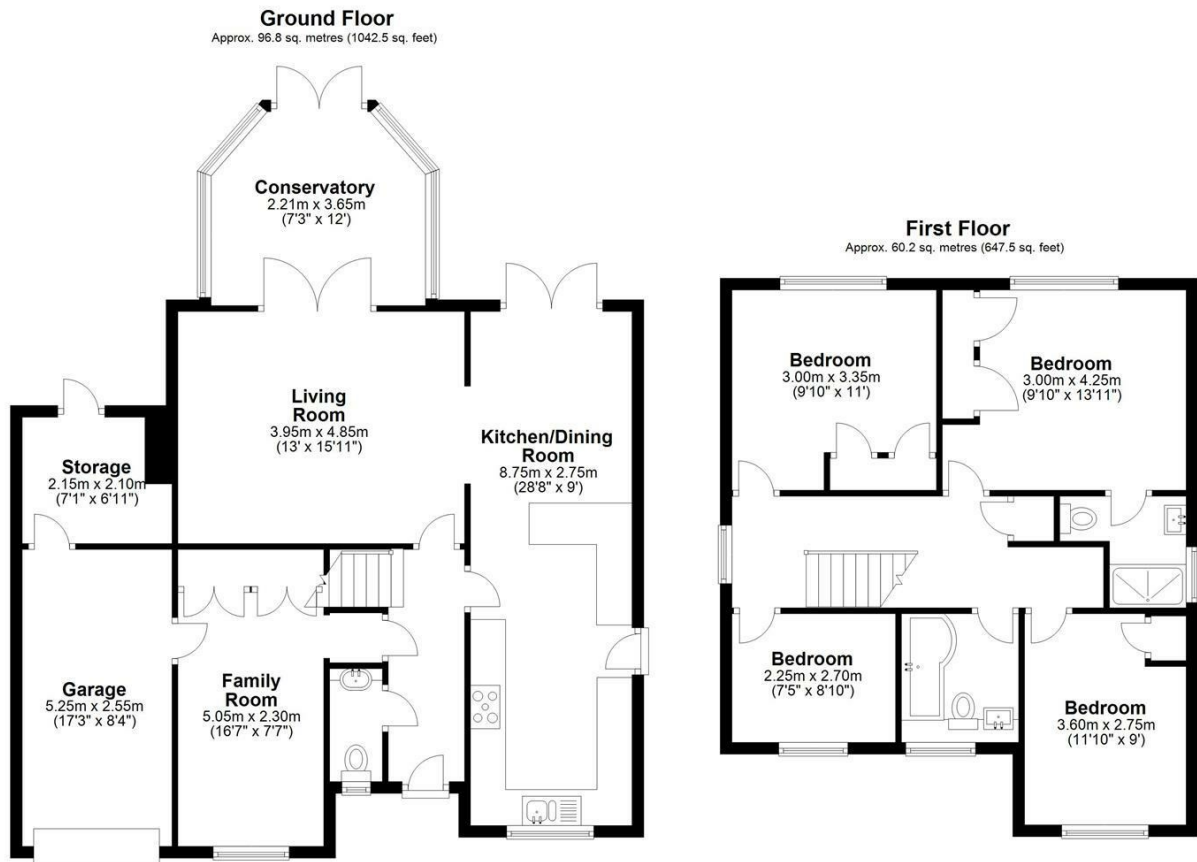
FAMILY BATHROOM: Contemporary suite comprising bath with shower unit and shower screen, hand basin in vanity unit, w.c., tiled walls, vanity mirrors, double glazed window, ladder radiator
OUTSIDE:

FRONT GARDEN: Driveway for several cars, gated side access to:

REAR GARDEN: A pleasant low maintenance rear garden with a patio, tap, AstroTurf, tree and shrub borders, outside power and light, gated pathway to side and front

INTEGRAL GARAGE: Light and power, electric up and over door, boiler, door to additional storage area and family room

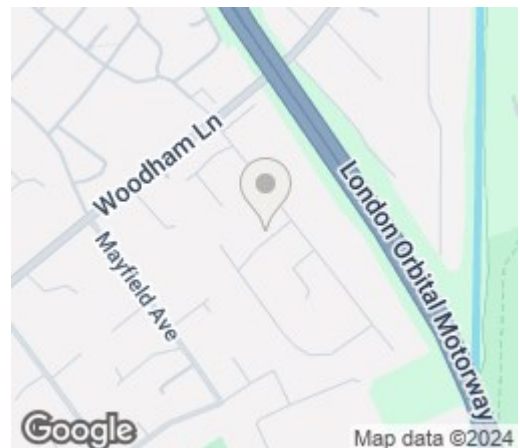




Total area: approx. 157.0 sq. metres (1689.9 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71 → 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	
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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