



Richard State

Independent Estate Agents

Copthall Way, New Haw, KT15 3TU £525,000

**A rarely available and highly desirable three bedroom semi detached bungalow enjoying a much sought after location only a few minutes walk from the village shops and benefitting from a garage, off road parking and a pleasant 50' sunny south facing garden. The living space includes two open plan reception rooms, three good size bedrooms and a modern kitchen and bathroom with potential remaining for further extension and a loft conversion (S.T.P.P). Copthall Way is a quiet and convenient location close to a park and favoured schools and around fifteen minutes' walk of West Byfleet mainline station to Waterloo.
HIGHLY RECOMMENDED FOR INTERNAL INSPECTION**



- **Three good size bedrooms**
- **Pleasant 50' south facing garden**
- **Spacious entrance hall**
- **Two open plan reception rooms one with an open fireplace**
- **Gas central heating and double glazing**
- **Garage and off road parking**
- **Sought after location close to the village shops**
- **Modern kitchen and bathroom**
- **Potential for extension and a loft conversion (S.T.P.P)**

The accommodation comprises (please see attached floor plan);

SPACIOUS ENTRANCE HALL: Oak flooring, airing cupboard, radiator, hatch to large loft with light

RECEPTION ROOM ONE: Chimney breast with open stone fireplace, two radiators, two archways to;

RECEPTION ROOM TWO: Radiator, two sets of double glazed patio doors leading to rear garden, double glazed door to side

KITCHEN: One and a half bowl sink in a modern range of natural wood effect wall and base units with gas cooker point, plumbing for dishwasher and washing machine, space for fridge freezer, tiling to walls and floor, cupboard housing boiler, double glazed window

BEDROOM ONE: Angular bay with double glazed windows, radiator

BEDROOM TWO: Double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator

BATHROOM: Modern white suite comprising bath with mixer tap, shower attachment and shower screen, w.c., hand basin in vanity unit, tiling to walls and floor, double glazed window, ladder radiator

OUTSIDE

FRONT GARDEN: Driveway, borders with shrubs, plants and trees, gated access to shared driveway leading to garage and rear garden

REAR GARDEN: A pleasant rear garden extending to 50' and enjoying a sunny southerly aspect. Patio, borders with trees, plants and shrubs, fruit cage, slate border with gazebo, log store, shed, side gate, remainder laid to lawn

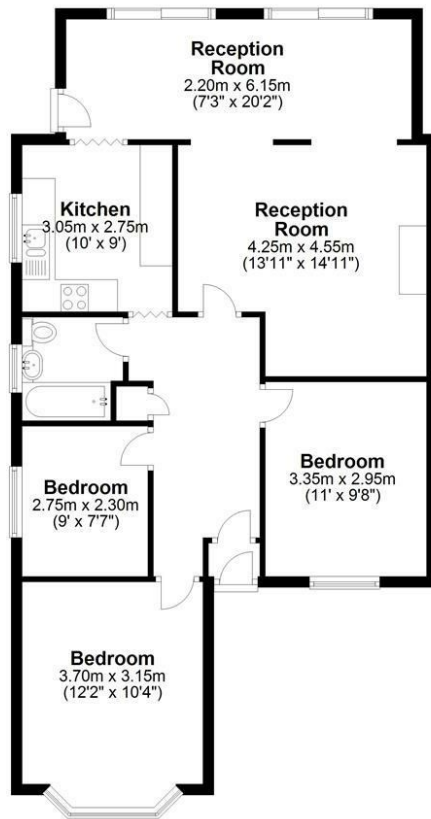
GARAGE: Detached single garage with power, up and over door, personal door to garden

EPC RATING: D



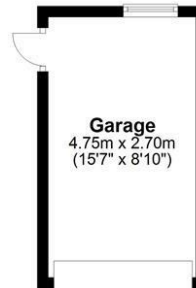
Ground Floor

Approx. 85.9 sq. metres (924.5 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 85.9 sq. metres (924.5 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	65
(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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