



Grange Road, New Haw, KT15

Offers Over £575,000

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Perfect for those seeking comfort, space and a well-connected location, this thoughtfully arranged home offers the layout and flexibility needed for modern life. With generous living areas, an enclosed garden and excellent access to schools, this one is not to be missed.

Set across three well-designed floors, this home provides a smart and practical layout suited to a variety of lifestyles. At its heart is a spacious kitchen-dining room that's ideal for everyday meals and larger gatherings alike. Well-equipped with integrated appliances and plenty of workspace, the kitchen also features French doors that open directly onto the garden, allowing natural light to flood in. A separate utility room helps keep things organised and provides a dedicated space for laundry.

The lounge sits at the back of the house, offering a calm space with views of the garden — a great spot for relaxing, watching a film, or enjoying quiet time. There's a useful ground floor WC just off the hallway, keeping everything close at hand.

On the upper levels, there are four well-proportioned bedrooms, three of which are doubles. The main bedroom occupies the top floor, complete with built-in wardrobes and a private en-suite shower room, offering a peaceful space away from the main living areas. The remaining bedrooms are located on the first floor, served by a family bathroom with a modern white suite and shower over the bath. Each room offers versatility — perfect for children, guests or setting up a home office.

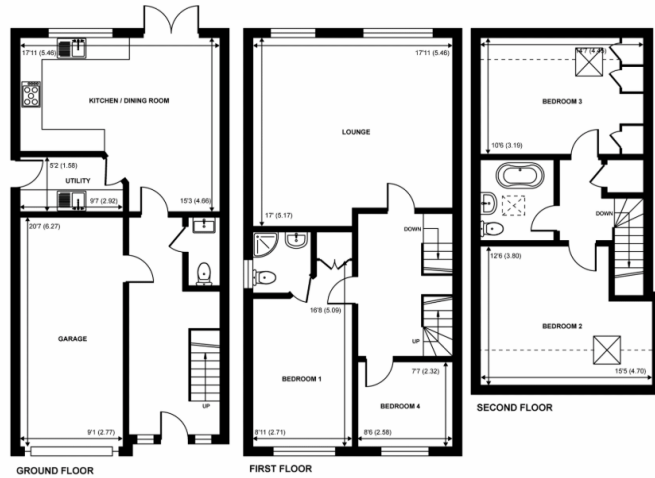
Outside, the enclosed rear garden is secure and easy to maintain, making it a great place for play, relaxation or outdoor dining. A flat lawn and patio provide usable space, with side access leading to the front. Here, the driveway provides off-street parking and leads to an integral garage, ideal for storage or future conversion subject to permissions. The garage adds flexibility, whether needed for tools, bikes or potential workspace.

This is a freehold property that was built with practical living in mind. Features such as double glazing, gas central heating and good insulation ensure year-round comfort. Reliable broadband is



Denotes restricted
head height

Approximate Area = 1489 sq ft / 138.3 sq m
Limited Use Area(s) = 73 sq ft / 6.7 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1752 sq ft / 162.7 sq m
For identification only - Not to scale



- Spacious home arranged over three floors
- Separate utility room for laundry and storage
- Main bedroom with en-suite and built-in wardrobes
- Enclosed rear garden with patio and lawn
- Close to well-regarded local schools and parks
- Large kitchen-dining room with French doors to garden
- Bright and comfortable lounge overlooking rear garden
- Three further bedrooms and modern family bathroom
- Driveway parking and integral garage with conversion potential (STPP)
- Excellent transport links for commuting by road or rail

