





## Bates Walk, New Haw, KT15

Guide Price £525,000

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Nestled in a peaceful cul-de-sac, this stylish and immaculately maintained three-bedroom semi-detached home offers a perfect blend of modern living and comfort. With a total floor area of approximately 1,031 sq ft, including a garage and a versatile garden room, this property provides ample space for family life or working from home.

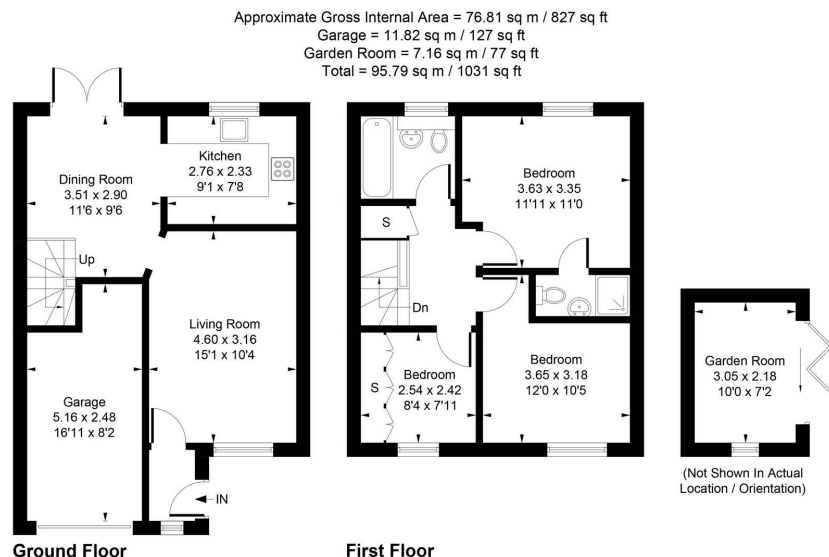
The ground floor features a welcoming living room with neutral décor and soft lighting, creating a warm and inviting atmosphere. The adjacent dining room opens through French doors to the rear garden, seamlessly connecting indoor and outdoor living. The modern kitchen is finished to a high standard with sleek cabinetry, integrated appliances, and ample countertop space — ideal for home cooks and entertainers alike.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a third bedroom perfect for a home office or nursery. A contemporary family bathroom completes the first floor.

Outside, the private rear garden is beautifully landscaped with artificial lawn and a raised deck area, perfect for relaxing or al fresco dining. The garden room, fully insulated and finished to a high standard, provides additional flexible space — ideal as a home office, studio, or guest accommodation. The attached garage offers secure parking or additional storage, with driveway parking to the front.

Located in a sought-after residential area, this property is close to local amenities, good schools, and transport links, making it an excellent choice for families and professionals alike.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Beautifully presented three-bedroom semi-detached home in a quiet cul-de-sac
- Bright living room with contemporary décor and feature lighting
- Three well-proportioned bedrooms including two generous doubles
- Low-maintenance landscaped garden with decking area for outdoor entertainment
- Attached garage and driveway parking for convenience
- Stylish modern kitchen with sleek cabinetry and integrated appliances
- Separate dining room with French doors leading to the garden
- Modern family bathroom finished to a high standard
- Fully insulated garden room ideal for home office or studio use
- Close to local amenities, good schools, and transport links

