

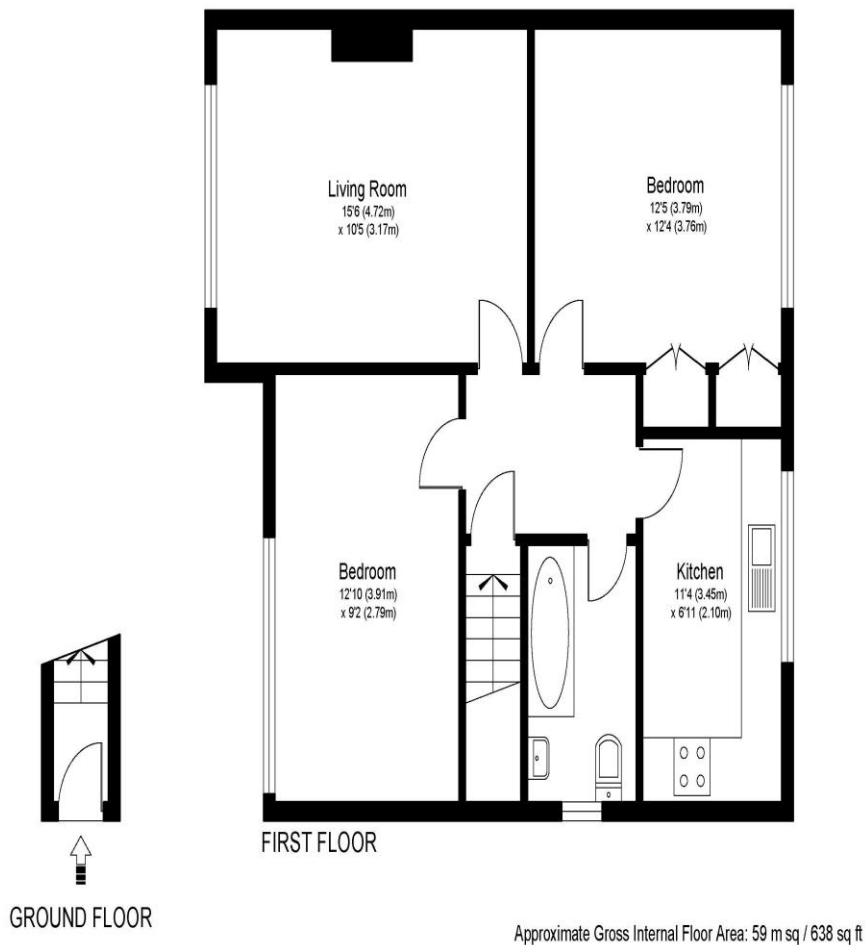


41d Queen Marys Drive New Haw KT15 3TS

£305,000



QUEEN MARYS DRIVE, NEW HAW, KT15



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Chain-free and ready to go! This spacious two-double-bedroom first-floor maisonette is an ideal opportunity for first-time buyers or those looking to downsize into a superb location. Inside, you'll find a bright and generous lounge/dining room perfect for entertaining, with a separate fitted kitchen. Both double bedrooms are well-proportioned, and the property is served by a modern family bathroom. A key bonus is the significant, exclusive loft space for additional storage or potential conversion (STPP). Outside, the property benefits from a large private front garden and a useful storage shed, providing additional convenience. Queens Marys Drive is perfectly positioned for both the shops and local amenities of New Haw village and easy commuting via West Byfleet station (offering a direct line into London Waterloo).

EPC Rating D.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.