

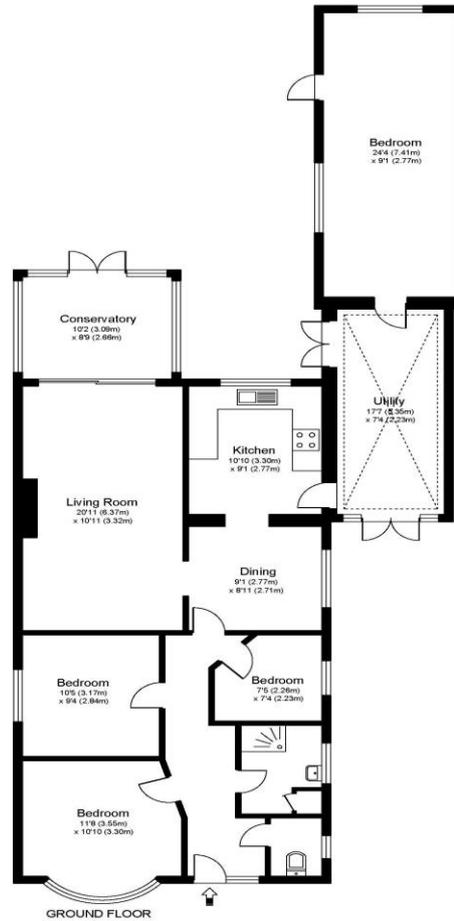


**48 Farleigh Road New Haw Surrey KT15 3HR**

**£2400pcm + Initial deposit**



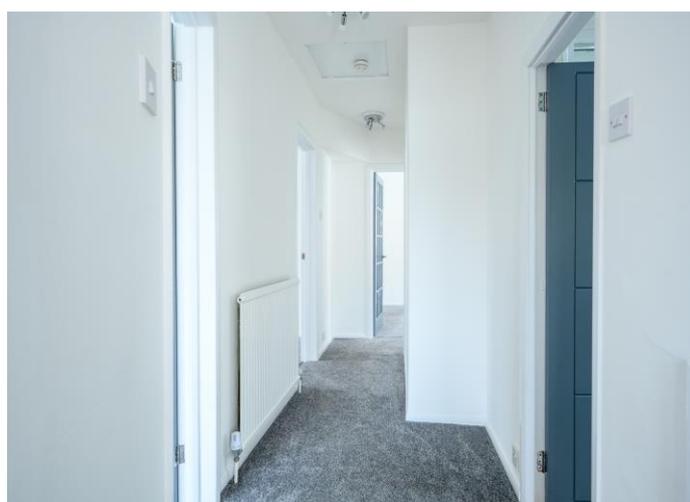
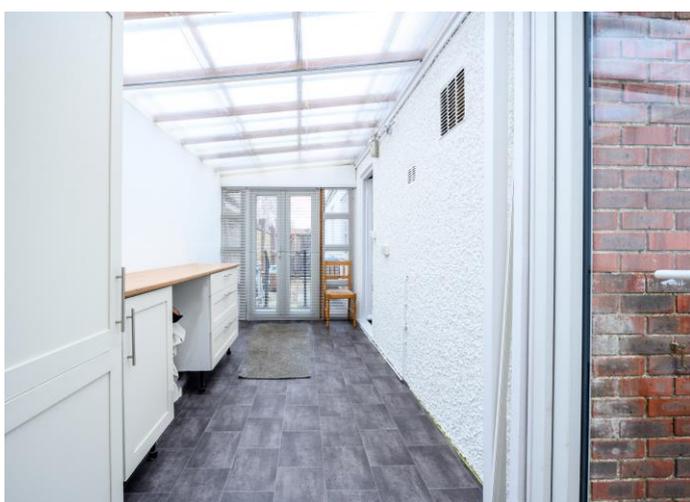
FARLEIGH ROAD, NEW HAW, KT15



Approximate Gross Internal Floor Area: 123 m sq / 1325 sq ft

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.

A spacious, traditional three/four bedroom detached bungalow, conveniently situated in a popular residential area of New Haw. The home offers incredibly flexible living accommodation. Within the main home, there are three comfortable bedrooms, complemented by an additional versatile room located to the rear of the property. This flexible space could be utilised as a fourth bedroom, a home office, or a further reception area, providing ample choice for your lifestyle needs. The internal layout benefits from plenty of overall living space, along with a functional shower room and a separate additional cloakroom for convenience. Further practicality is offered by loft space, ideal for extra storage. Externally, the property boasts off-street parking and a nice size, desirable south-westerly facing rear garden, offering a fantastic outdoor space to relax and enjoy the sun. The location is excellent, being close to Fullbrook School, the amenities available at New Haw Broadway, and within easy reach of West Byfleet train station for commuter links. This charming, well-located bungalow is available now on an unfurnished basis. EPC Rating TBC



**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.