



**60 Kings Road New Haw Surrey KT15 3BQ**

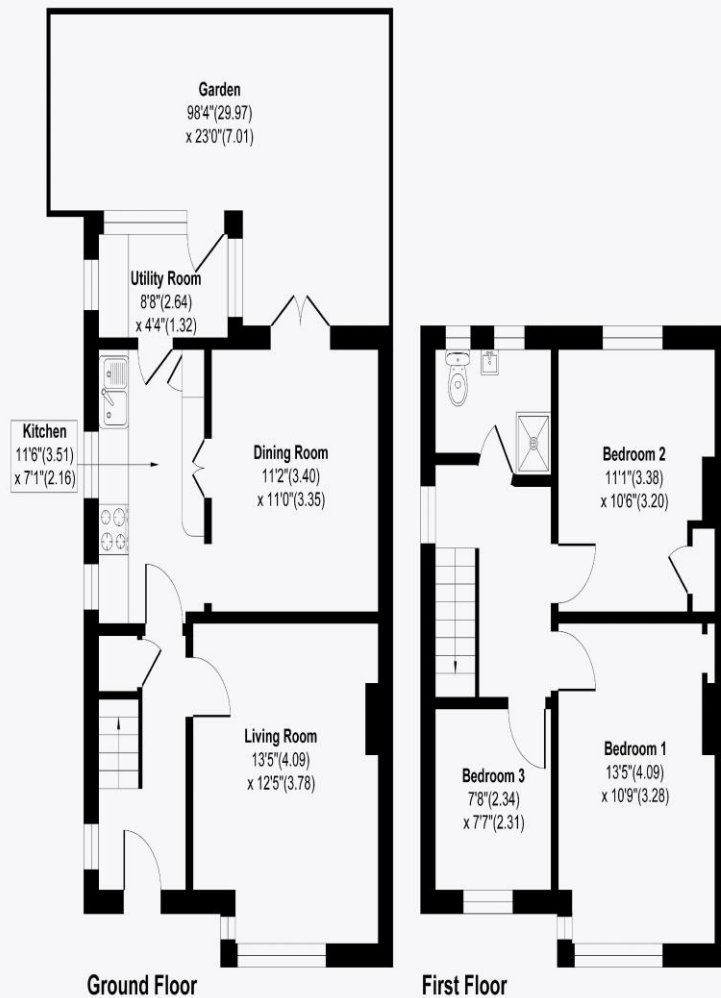
**£450,000**



## Kings Road, New Haw, Surrey, KT15

Approximate Area = 935 sq ft / 86.8 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents.



This charming three-bedroom semi-detached home is offered for sale with the distinct advantage of no onward chain, presenting a fantastic opportunity for buyers looking to put their own stamp on a property. Situated in a highly popular residential location in New Haw, the property has been lovingly cared for and looked after by the current owners. While it would now benefit from cosmetic modernisation, it offers immense potential throughout to create a wonderful long-term family home. The ground floor layout boasts two distinct reception rooms, featuring a welcoming living room positioned at the front of the house and a separate dining room to the rear. The separate kitchen flows effortlessly into the dining space, creating a natural heart of the home, and is complemented by a small, practical utility extension to the rear. Both the kitchen and dining room open directly onto the outdoors, blending indoor and outdoor living beautifully. Upstairs, the accommodation comprises two comfortable double bedrooms alongside a smaller but highly usable third bedroom, all serviced by a family bathroom that has been adapted with an easy-access shower unit. Additional storage is available in the loft space. One of the standout features of this property is its exceptional outdoor space. To the front, there is convenient off-street parking, while the rear boasts a long, south-westerly facing garden complete with a patio, lawn, and practical garden sheds.

Because the rear garden is so sizable, it would easily accommodate a substantial rear extension without compromising the outdoor experience. This, combined with the loft space, offers great potential to extend the home significantly, subject to the normal planning permissions and processes. Perfectly positioned for family life and commuters alike, the home is located not far from the local amenities of New Haw Broadway. It also benefits from proximity to highly regarded local schools, including Fullbrook, and is within easy reach of West Byfleet mainline train station for direct access into London. 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.