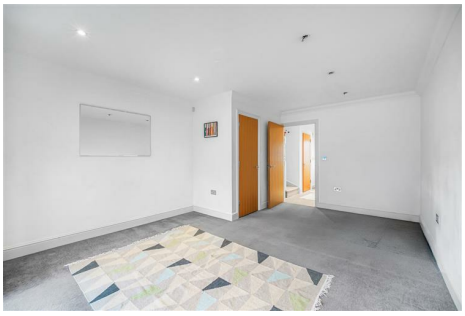
Wingate & Withers
ESTATE AGENTS



9 Woodside, New Haw, Addlestone, KT15 3BF

Price Guide £422,000

E.P.C Rating C

Freehold

- Built by Runnymede Homes in 2010
- Large lounge with direct access to the rear garden
- End of Chain
- Two allocated parking spaces
- Modern kitchen and bathroom

68 High Road, Byfleet, West Byfleet, Surrey, KT14 7QL
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9 Woodside, Addlestone KT15 3BF

Situated in the charming area of Woodside, New Haw, this delightful end-terrace house offers a perfect blend of modern living and natural beauty. Built in 2009 by Runneymede Homes

Upon entering, you are welcomed into a well-proportioned reception room, ideal for both relaxation and entertaining. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively.

The property boasts a well-appointed bathroom, One of the standout features of this home is the convenience of two dedicated parking spaces.

For those who appreciate the great outdoors, the location is simply fantastic. You will find yourself surrounded by picturesque rural walks along the nearby canal, offering a serene escape from the hustle and bustle of everyday life. This combination of modern amenities and natural beauty makes this property an ideal choice for anyone looking to settle in a peaceful yet accessible area.

2 1 1 C

Council Tax Band: D

Entrance
Front garden mostly laid to lawn with footpath leading to wood front door with glass panels and side gate.

Parking
Two allocated parking spaces conveniently located at the top of the path.

Entrance Hall
Welcome mat, down lights, tiled floor with underfloor heating and wood doors leading to the kitchen, lounge and downstairs toilet.

WC
Part tiled walls, down lights, double glazed window, built in low level toilet, corner hand basin with mixer tap, large mirror, vanity cupboard and tiled floor.

Kitchen
Modern kitchen with a vast amount of white eye and base level cupboard, wood effect work top and tiled splash back. Four burner electric hob, extractor fan, electric oven and integrated; tall fridge/freezer, slimline dishwasher and microwave. Down lights, tiled floor with underfloor heating and stainless steel sink and drainer situated below a double glazed window overlooking the front entrance.

Lounge/Dining Room
Light and bright living room with space for a large sofa and dining table with chairs. Double glazed patio doors with further panel windows, grey carpet, down lights, radiator and wood door leading to a large understairs storage cupboard with light.

Stairs to first floor
Carpeted staircase leading to the first floor with loft access and doors leading to the bedrooms and bathroom.

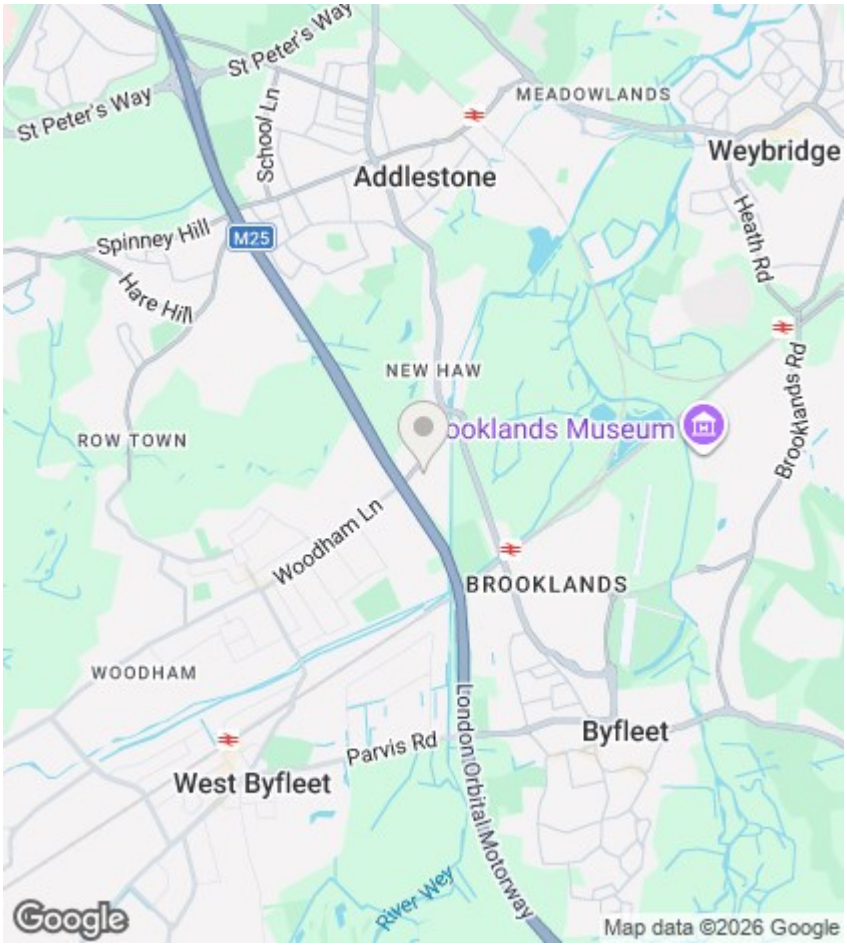
Master Bedroom
Situated at the rear of the property, this lovely double bedroom benefits from a wall of built in wardrobes, carpet, radiator, down lights and double glazed window.

Bedroom Two
Similar size to the master bedroom, this lovely light and bright bedroom offers a large double glazed window overlooking the front entrance, built in wardrobes, radiator, down lights and further cupboard.

Bathroom
Modern bathroom comprising of a curved bath with shower screen, thermostatic shower, hand basin and low level toilet built into a vanity unit offering additional storage. Part tiled walls, chrome heated towel rail, down lights, extractor fan, light well and tiled floor.

Garden
Private and enclosed rear garden with a large patio, flower borders, lawn area, shed and side access to the front. Potential to extend STPP or alternatively a luxury conservatory.

Disclaimer
Please note photos taken from a replica house situated in Woodside. The houses were built by Runneymede Homes to the same high specification and description.



Directions

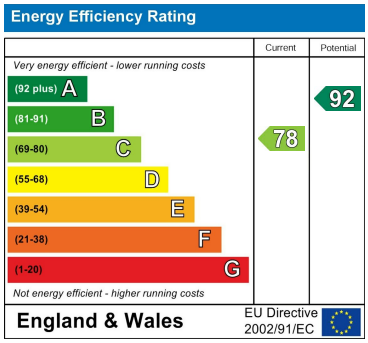
Byfleet & New Haw Train Station. Head towards Byfleet Rd/A318. Turn right onto Byfleet Rd/A318. At the roundabout, take the 1st exit onto Woodham Ln/B385. Turn left onto Woodside.

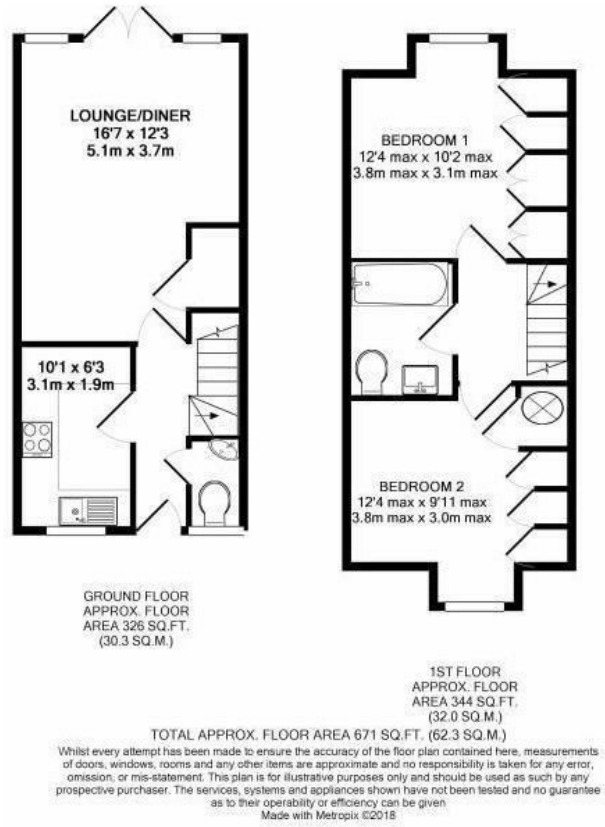
Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

C





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