



37 Copthall Way New Haw Surrey KT15 3TU

£575,000



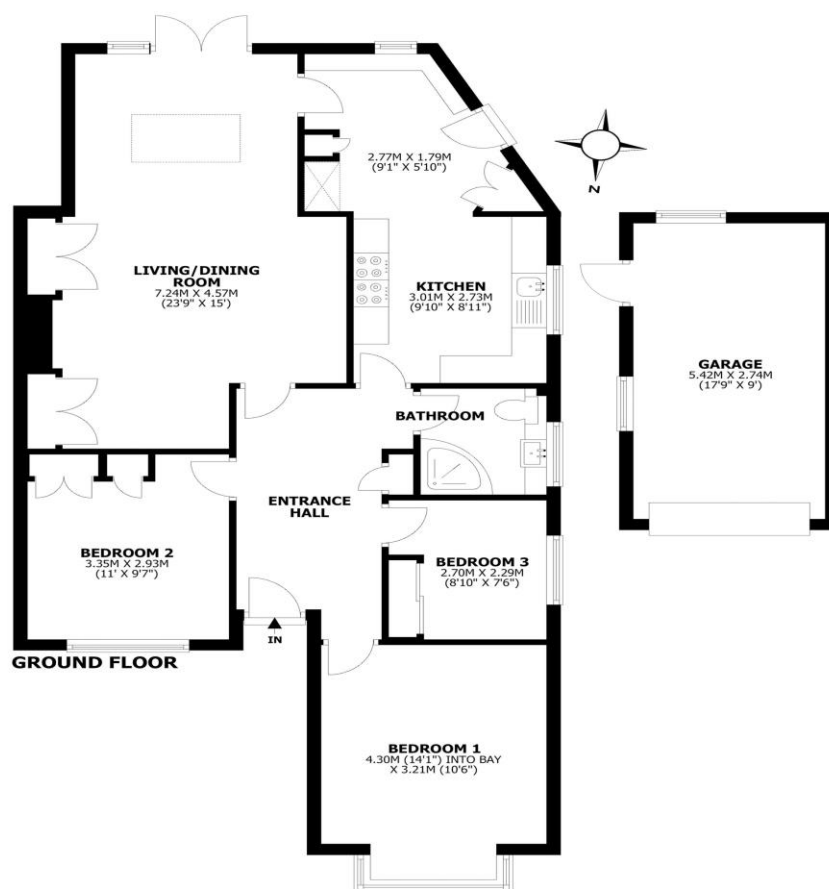


Copthall Way, Addlestone, KT15

Total internal area: approx. 105.5 sq. metres (1137 sq. feet)

Main area: approx. 90.7 sq. metres (977 sq. feet)

Garage: approx. 14.8 sq. metres (160 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated. Outbuildings/separated garges etc are not shown in actual location/orientation.

Nestled within a highly sought-after residential pocket of New Haw, this impressive three-bedroom semi-detached bungalow offers an exceptional blend of space, style, and practical living. The property is well presented in good order throughout, delivering a warm and welcoming home that is ready to enjoy immediately, while also holding vast potential to expand further into the roof space, subject to standard planning consents. Its location is ideal for families and downsizers alike, situated just a short stroll from local parks, well-regarded schools, and the varied amenities of New Haw Broadway. The accommodation is thoughtfully arranged with all three bedrooms positioned toward the front of the home, creating a quiet and private sleeping quarter. Bedrooms two and three further benefit from built-in wardrobes, maximizing storage and usable floor space. Moving toward the rear, the main living areas unfold into a remarkably spacious light-filled haven. The expansive main reception space has been extended to provide ample room for both lounging and dining, seamless flowing directly out through to the garden. Adjacent to the living area, the kitchen has also been cleverly extended offering enhanced usable space, modern units, and generous worktop storage. Completing the interior is a stylishly converted modern shower room, featuring a walk-in shower designed for accessible convenience. Outside, the property continues to impress with off-street parking and a garage to the side. The rear of the home opens onto a beautiful, south-facing garden that serves as a real highlight of the property. Meticulously landscaped with a balanced mix of patio and lawn, it provides the perfect sun-drenched backdrop for outdoor entertaining and relaxing. Complete with an energy efficiency rating of EPC Grade C, this substantial home delivers comfort, modern function, and fantastic future opportunity in a popular setting. EPC Rating C.



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.