



78 Common Lane, New Haw, Addlestone, Surrey, KT15 3LL

Offers in Excess of £650,000



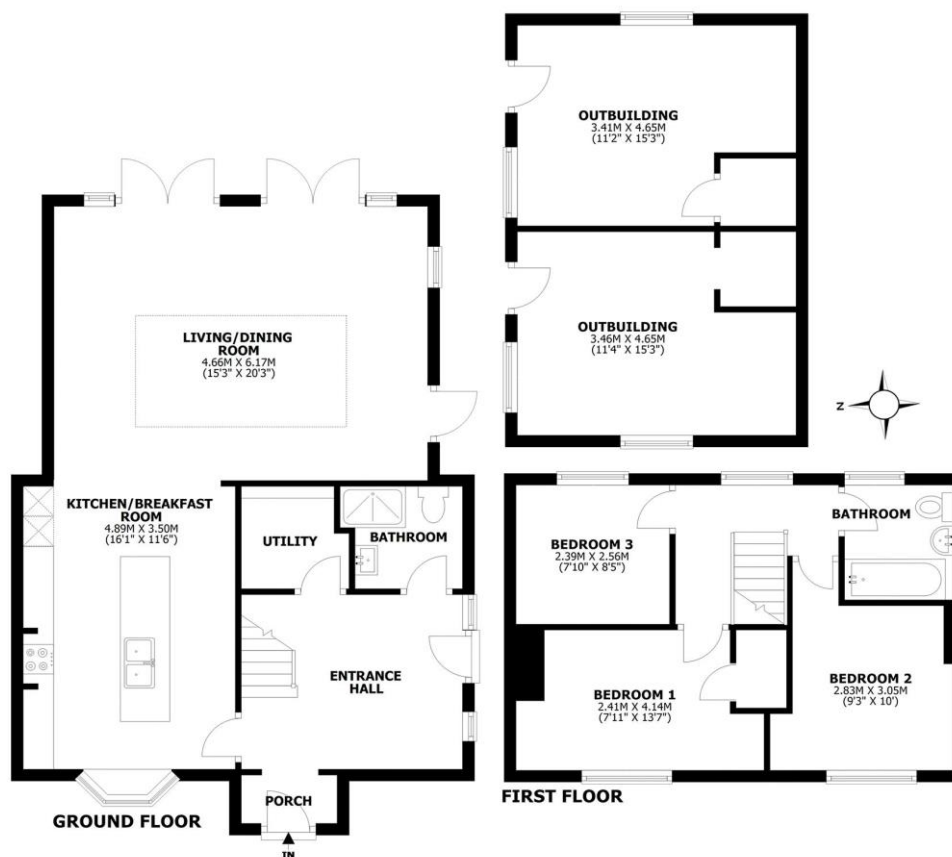


Common Lane, Addlestone, KT15

Total internal area: approx. 133.9 sq. metres (1442.3 sq. feet)

Main area: approx. 101.8 sq. metres (1096.3 sq. feet)

Outbuilding(s): approx. 32.1 sq. metres (346.0 sq. feet)



This floor plan 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.

This is a rare and exciting opportunity, with exceptional development potential already secured and a clear path for significant future enhancement. Planning permission has been granted by Runnymede Borough Council for a substantial first-floor extension to the existing property (RU.23/0869), allowing for the creation of additional bedroom space and a meaningful increase in overall accommodation. In addition, full consent has been approved for the construction of a new two-bedroom semi-detached dwelling to the side of the property (RU.23/1550), offering an outstanding prospect for investors, multi-generational living, or those seeking strong long-term rental or resale potential. There is also further scope, subject to the necessary consents, for an alternative side extension if a different layout or approach is preferred. Alongside this impressive development potential, the existing property is a deceptively spacious and highly adaptable three-bedroom semi-detached home, extending to approximately 1,100 sq ft and presented in excellent order throughout. The property enjoys a light and airy feel, with a modern finish that complements its generous proportions. Upstairs there are three bedrooms served by a bathroom fitted with a modern white suite. To the ground floor, the property has been thoughtfully extended to create a superb open-plan living room and kitchen area, ideally suited to both everyday family life and entertaining. A substantial entrance hallway adds further versatility and could easily be utilised as a home office or study space. Additional practicality is provided by a downstairs shower room and separate utility room. Externally, the rear garden is a real highlight, offering a combination of astro-turf, lawn and decking, together with a large outbuilding providing excellent additional space for storage, a workshop, or other flexible uses. To the front there is off-street parking for several cars. The property is ideally positioned in a quiet cul-de-sac location, backing directly onto the tranquil Wey Navigation Canal. It is within easy reach of Byfleet & New Haw train station, providing direct services to London Waterloo, and falls within a popular school catchment area. Excellent road links are also close by, making it ideal for commuters. A unique offering that blends comfortable, ready-to-move-into accommodation with genuinely significant development opportunity for the future. 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.