

9 Holly Avenue
New Haw
Addlestone
KT15 3TY





9 Holly Avenue

£535,000

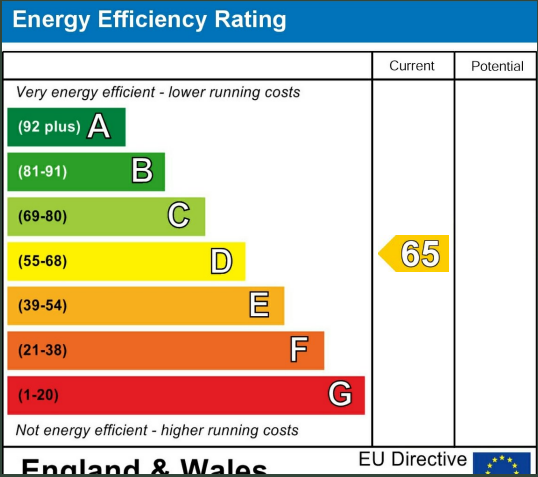
Vibrant, versatile, village-centred.

Positioned moments from the centre of New Haw Village, this thoughtfully reworked 1930's home combines the charm and proportions of its original design with the openness and sociable layout so many buyers now look for. Carefully improved and extended in recent years, this home feels welcoming, practical and naturally connected - equally suited to busy family life and quieter evenings at home.

- Conveniently positioned close to New Haw village shops, highly regarded schools & West Byfleet mainline station
- Beautifully reworked 1930's three bedroom semi-detached home with an adaptable layout & natural flow throughout
- Extended & thoughtfully improved to create a bright, sociable & connected living environment
- Impressive kitchen/dining space with feature-lit island, vaulted ceiling, Velux windows & bi-fold doors opening onto the garden
- Flowing living area to the front, subtly zoned while remaining part of the wider sociable layout, with herringbone-style flooring running throughout the ground floor
- Multi-functional utility room with cloakroom facilities, fitted worktops, storage & laundry space
- Two double bedrooms alongside a versatile third bedroom ideal as a study or nursery, complemented by a thoughtfully designed bathroom
- Landscaped rear garden designed for easy enjoyment, featuring a porcelain tiled terrace, beautifully maintained lawn & a large raised decking area ideal for entertaining/ outdoor dining
- Substantial double-length garage/workshop with power & lighting, ideal for storage, hobbies, a home gym, studio or workspace
- Driveway parking for two cars with additional parking available along Holly Ave. EPC: D / Council tax band: D

Local Authority
Runnymede

Council Tax Band
D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Marketed By Mint Homes Ltd

TOTAL FLOOR AREA : 112.01 sq.m. (1206 sq.ft.) approx.
(Including Outbuilding)

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken by any error.

Produced By Planpixel.co.uk



Mint Homes
14 Nicholas Gardens
Pyrford
Surrey
GU22 8SD



Contact

01932 336177
hello@minthomes.uk
minthomes.uk

