



**22 Linden Close New Haw Surrey KT15 3HG**

**£450,000**





Nestled towards the end of a quiet and desirable cul-de-sac, this three-bedroom semi-detached bungalow offers a wonderful blend of traditional charm and modern convenience. The property is presented in excellent condition throughout, featuring a stylishly updated kitchen and a contemporary shower room that allow a new owner to move straight in and enjoy the home from day one. While the layout is intentionally compact, the living space is well-arranged to ensure a natural and comfortable flow across the single-story footprint. A significant advantage of this home is its efficiency and cost-effective nature. With an EPC rating of C, the property is well-insulated and sustainable, helping to keep energy bills manageable. This is further complemented by a Council Tax Band C rating, ensuring that the ongoing running costs remain highly competitive for the area. For those looking toward the future, the home offers significant potential for a loft conversion, providing the opportunity to expand into the roof space subject to the usual planning permissions. The exterior is equally functional, boasting a low-maintenance rear garden designed for ease of use. This outdoor space is further enhanced by a large storage shed and a dedicated workshop, providing ample room for hobbies, DIY, or additional storage needs. The location is a standout feature, positioned within easy reach of the local amenities at New Haw Broadway. Commuters will also appreciate the proximity to West Byfleet and its mainline train station, which provides frequent and direct links into London Waterloo. This is a rare opportunity to secure a nicely finished, efficient home in a peaceful yet exceptionally well-connected setting.



**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.