



209 Woodham Lane, New Haw, KT15 3NR

Price Guide £650,000

- Four bedroom detached bungalow
- Garage
- Ample off street parking
- 120ft rear garden
- Potential to extend STPP
- End of chain

209 Woodham Lane, New Haw KT15 3NR

Centrally located in Woodham Lane, New Haw, this delightful detached bungalow offers a perfect blend of comfort and potential. Built in 1930, the property boasts a generous living space of 1,109 square feet, featuring four well-proportioned bedrooms and two bathrooms.

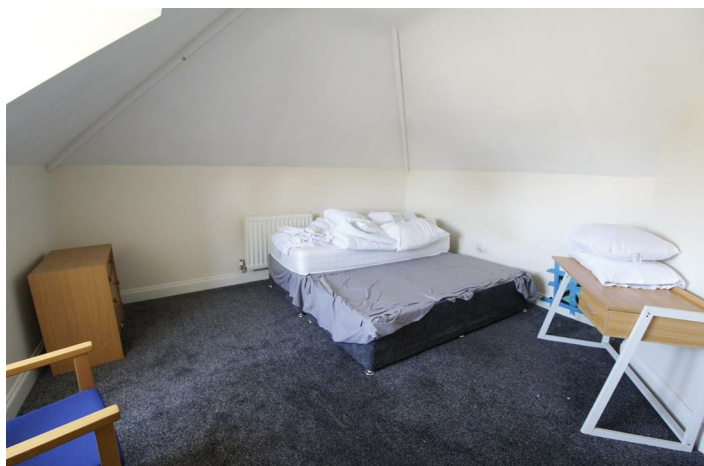
One of the standout features of this property is the vast garden, extending over 120 feet. This expansive outdoor space offers endless possibilities for gardening enthusiasts or those seeking a tranquil retreat. The large driveway provides ample parking for multiple vehicles, adding to the convenience of this lovely home.

Moreover, this bungalow presents an exciting opportunity for those looking to extend and modernise, allowing you to tailor the property to your personal taste and lifestyle.

In summary, this charming detached bungalow on Woodham Lane is not just a home; it is a canvas for your dreams. With its spacious layout, extensive garden, and potential for enhancement, it is a rare find in the New Haw area. We invite you to explore the possibilities that await in this wonderful property.



Council Tax Band: E



Driveway

Off street parking for 4-5 cars, side gate to rear garden, double doors to garage and UPVC front door.

Hallway

Spacious hallway with tiled floor, ceiling light, radiator and doors leading to bedrooms, bathroom and kitchen.

Kitchen

Situated at the rear of the property, vast amount of matching eye and base level cupboards, wood effect floor, electric oven and hob, stainless steel sink and drainer situated below a double glazed window overlooking the garden. Boiler discreetly positioned in a cupboard, under counter fridge, central ceiling light, door leading to utility/shower room.

Utility

Washing machine, tumble dryer, sink with drainer, double glazed window and door to the shower room.

Shower room

Large tiled shower enclosure, low level toilet and hand basin.

Bedroom one

Large double bedroom with a built in cupboard, carpet, radiator, ceiling light and double glazed window overlooking the front entrance.

Bedroom two

Similar size to bedroom one with a built in wardrobe, double glazed window, carpet, radiator and central ceiling light.

Bedroom three

Large single bedroom with carpet, radiator and Velux window.

Bathroom

Family bathroom with a matching white bathroom suite comprising of a panel bath, low level toilet and hand basin on a pedestal. Velux window, tiled floor and towel rail.

Lounge

Situated at the rear of the property with patio doors to the garden, radiator, carpet central ceiling light.

Stairs

Carpeted staircase leading to the top floor with eaves storage and door leading to bedroom.

Bedroom four

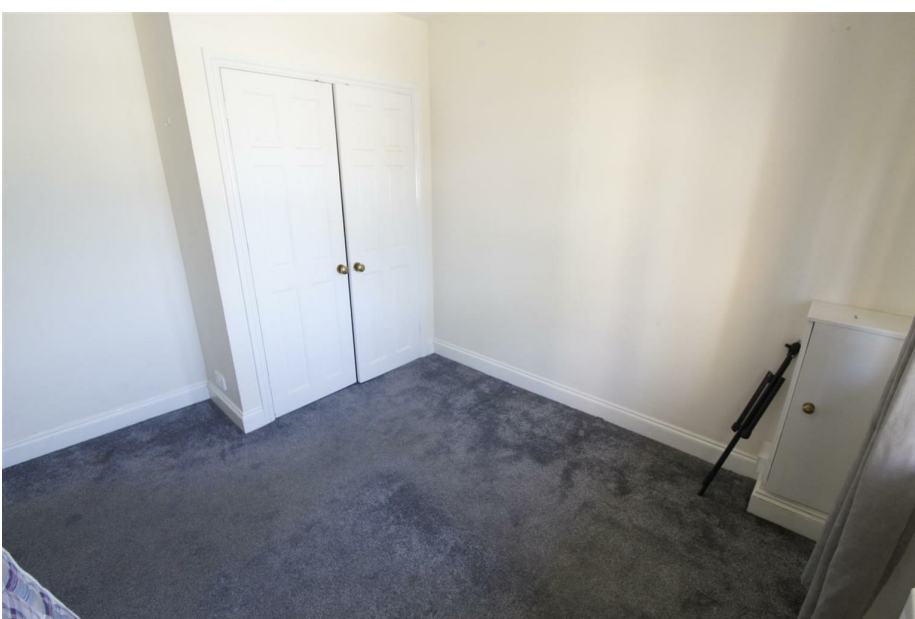
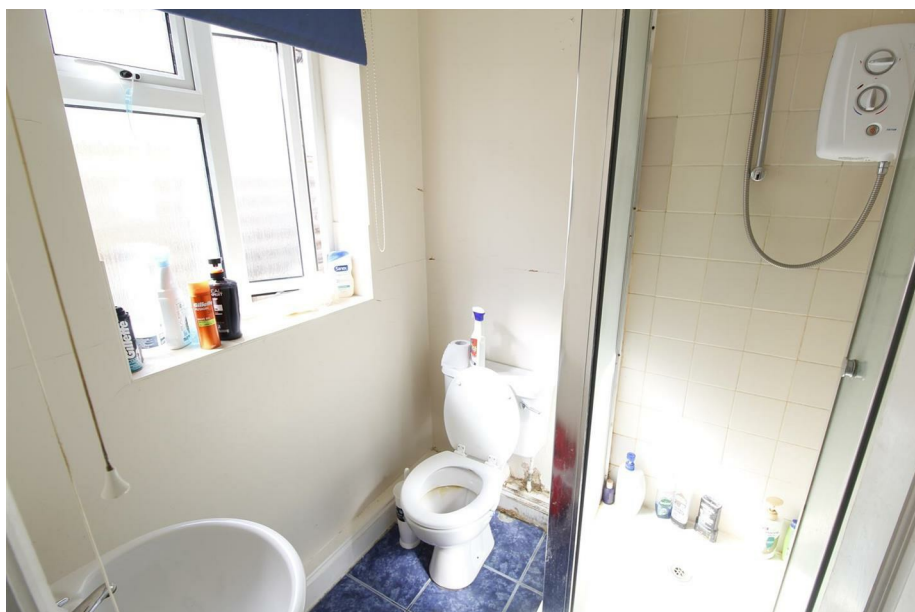
Large double bedroom with carpet, ceiling light, built in cupboard and double glazed window.

Garden

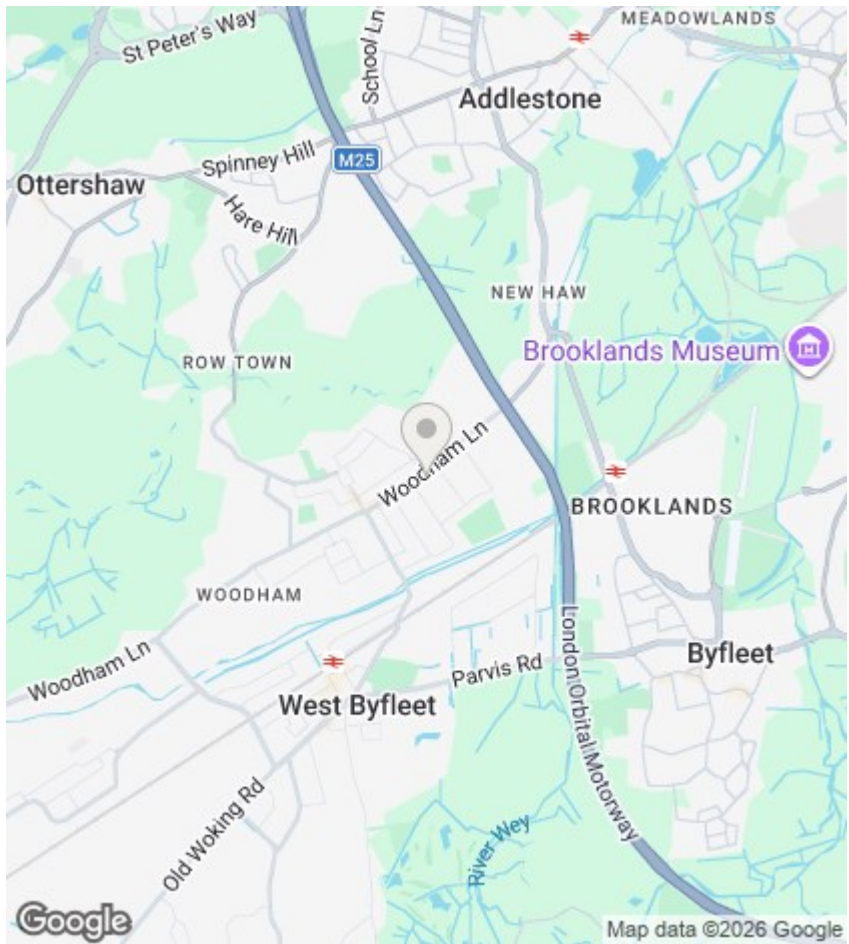
Approx 120ft rear garden mostly laid to lawn with mature shrubs offering a private and enclosed garden. Side gate leading to the garage and front garden.

Garage

Single garage with double doors and further pedestrian door.







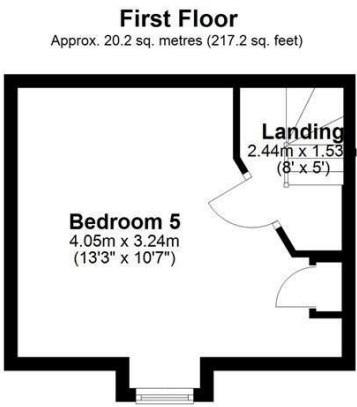
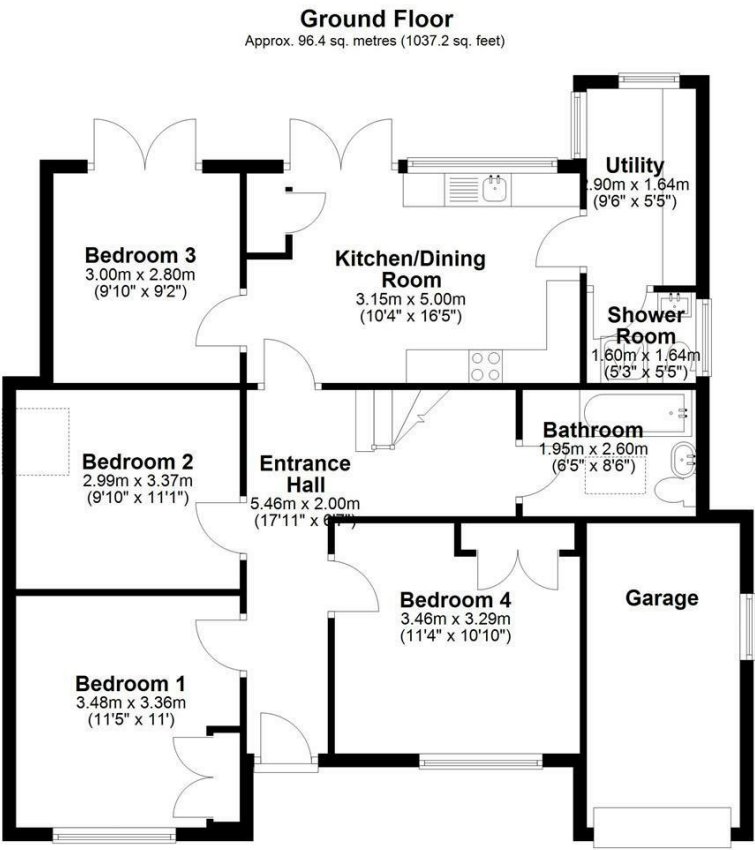
Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 116.5 sq. metres (1254.4 sq. feet)