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ALEXANDER HEMSEN  
REAL ESTATE

# New Haw Road, New Haw, KT15

Guide Price £600,000

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This deceptively spacious three-bedroom detached family home is ideally situated in a highly sought-after location and boasts an impressive, generously sized rear garden, perfect for family life, outdoor entertaining, or simply enjoying additional outdoor space.

The property offers well-proportioned and versatile accommodation throughout. A standout feature is the bright and expansive lounge/dining room, providing an excellent setting for both relaxing and entertaining, with ample space for formal dining and comfortable everyday living.

The spacious kitchen/breakfast room is equally impressive, offering plentiful storage and work surfaces, together with space for informal dining, making it a true focal point of the home.

Upstairs, there are three well-sized bedrooms, all benefiting from excellent natural light and offering flexibility for growing families, guest accommodation, or home office use. The layout is both practical and adaptable, catering to a variety of lifestyle requirements.

Externally, the property continues to impress. A substantial rear garden provides a wonderful outdoor retreat, with plenty of room for children to play, gardening enthusiasts to enjoy, or potential for further extension, subject to the necessary planning consents. To the front, a spacious driveway offers ample off-road parking for multiple vehicles and leads to a garage, providing excellent storage, workshop potential, or secure parking. The property also benefits from the convenience of an electric vehicle (EV) charging point, catering to modern lifestyles and future-proofed motoring needs. The attractive frontage further enhances the home's kerb appeal.

Conveniently located, the home enjoys easy access to West Byfleet, New Haw, Byfleet and Addlestone, all of which offer a wide range of shopping, dining and leisure amenities, including supermarkets, independent retailers, cafés and recreational facilities. For commuters, excellent transport links are available via the railway stations at Addlestone, Byfleet & New Haw, and West Byfleet, providing regular services to London and surrounding areas.



Approx. Gross Internal Area 1,332 sq ft - 123.77 sq m  
 Approx. Gross Garage Area 148 sq ft - 13.75 sq m  
 For identification only - Not to scale



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

- Deceptively spacious three-bedroom detached family home
- Bright and spacious lounge/dining room
- Three well-proportioned bedrooms
- Impressive and substantial rear garden
- Potential to extend further (subject to planning permission)
- Highly sought-after and convenient residential location
- Generous kitchen/breakfast room with ample storage
- Flexible accommodation ideal for modern family living
- Excellent space for outdoor entertaining and recreation
- Easy access to West Byfleet, Byfleet, New Haw, Addlestone, and mainline stations to London

