



AR  
ALEXANDER RUMSEY  
REAL ESTATE  
*"Your Journey, Our Priority"*  
01932 925050  
[www.arrealestate.co.uk](http://www.arrealestate.co.uk)  
*For Sale*



# Kashmir Close, New Haw, KT15

£750,000

🛏 4 🚿 2 🛋 2





Perfect for families, this well maintained home gives a warm first impression with a hall leading to a handy front study that works well as an office, snug or quiet reading space. Moving through the hall, the home opens into a large living, dining and kitchen area that stretches across the rear, with large windows and doors, flooding the main living space with plenty of natural light. The kitchen offers ample worktops and storage while staying fully connected to the rest of the space. The dining area sits comfortably in the centre, and the living area enjoys wide doors that open to the garden, making the outdoors feel like a natural part of the home on sunny days.

The layout suits larger households who want shared time without feeling crowded, and the connection to the west facing garden makes it ideal for play, pets and getting entire evening and afternoon sun. The garage, partly used as a gym and utility area, brings everyday convenience for storage and practical use, and it also presents a strong opportunity to be converted into an annexe for a relative or older child, adding valuable independent living space. The generous plot also offers clear potential to extend to the rear, subject to permissions, giving families scope to grow the home further in the future. The property is one of the few link detached houses on the street with side access.

Upstairs, all four bedrooms are doubles, providing comfort and flexibility for families of different ages. The main bedroom has plenty of storage and an en-suite shower room, while the second room is equally comfortable for a guest, child or older relative. The third and fourth bedrooms also have ample room for sleeping, study space or hobbies, giving families choices as needs change over time. The family bathroom includes both a bath and separate shower and an extra WC downstairs helps mornings run smoothly when everyone is getting ready at once. The garden enjoys three separate relaxation and entertainment areas, contains two raised beds for vegetable growing or a herb garden, as well as fruiting trees and bushes.

The location is off a private road, a quiet oasis, being only steps away from farm walks, the river, the canal, and under forty minutes into London Waterloo with Byfleet and New Haw Station. It is also moments from a large Marks and Spencer and Tesco, giving excellent access to food shopping. The area has well regarded



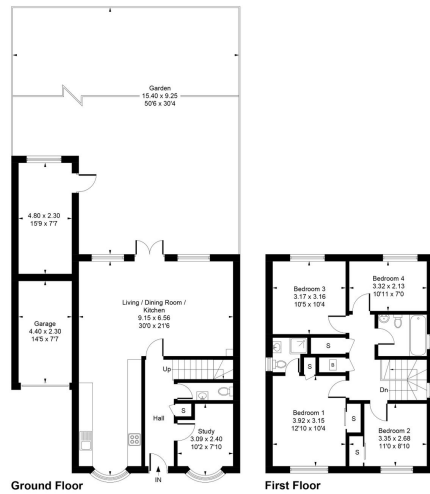


#### 4 Kashmir Close, New Haw, Addlestone, KT15 3JD

Approximate Gross Internal Area = 130.35 sq m / 1403 sq ft

Garage = 10.33 sq m / 111 sq ft

Total = 140.68 sq m / 1514 sq ft



Weat every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Produced by jcpstudio.com

- Cul-de-sac location
- Four good sized double bedrooms offering comfort and flexibility
- Rear garden with lawn and space for seating or play
- Clear scope to extend to the rear, subject to permissions
- Less than 1km from Byfleet and New Haw Station (38mins direct to London Waterloo)
- Large open plan living, dining and kitchen space with garden access
- Front study ideal as a snug or play area
- Garage with strong potential to convert into an annexe
- Moment from a large Marks and Spencer and Tesco for easy shopping
- Flexible layout suited to families

