



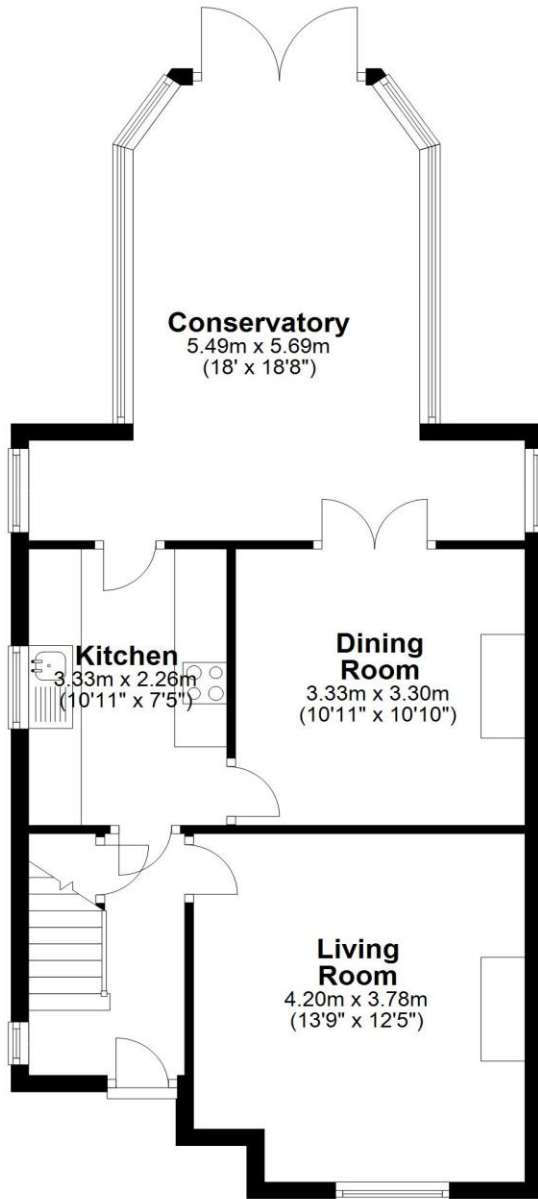
## **NEW HAW**

**£500,000**

**A beautifully presented three bedroom semi detached property, peacefully located within walking distance of New Haw village amenities and local shops.**

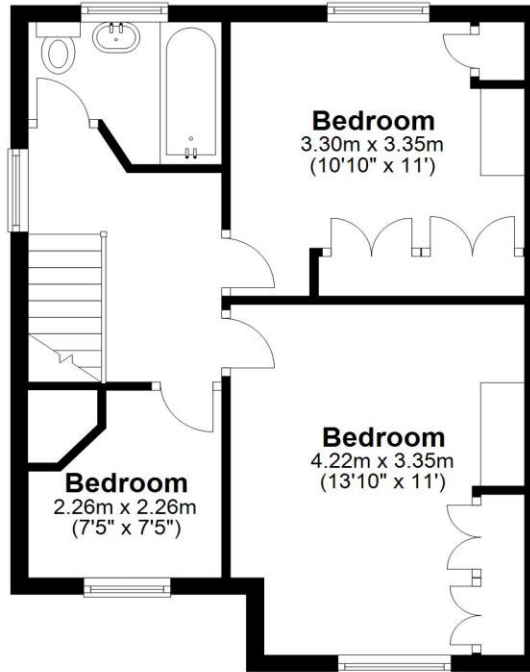
### Ground Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



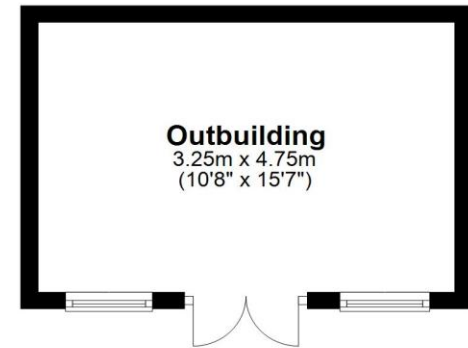
### First Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



### Outbuilding

Approx. 15.4 sq. metres (166.3 sq. feet)



Total area: approx. 117.3 sq. metres (1263.0 sq. feet)



## **Kings Road, New Haw, Addlestone, Surrey, KT15 3BG**

- **Three Bedrooms**
- **Spacious Ground Floor**
- **Two Separate Reception Rooms**
- **Impressive Bespoke Conservatory**
- **Well Appointed Kitchen**
- **Approximately 100ft Rear Garden**
- **Off Road Parking**
- **Walking Distance Of Village Amenities**

A beautifully presented three bedroom semi detached property, peacefully located within walking distance of New Haw village amenities and local shops.

The accommodation comprises a sitting room with bay window, separate dining room with double glazed French doors to a fabulous bespoke double glazed conservatory. Upstairs, there are three bedrooms, all of which benefit from fitted wardrobes and a family bathroom.

The garden is a particular feature, being approximately 100ft in length. There is an outbuilding ideal for a home office and a further shed. The garden is mainly laid to lawn with an array of flower and shrub borders. To the front there is off street parking for two cars.

Located just within New Haw village where there are local shops, amenities and schools such as The Grange and Fulbrook secondary both of which are held in high regard. West Byfleet offers additional shops, restaurants and access to a mainline train station. By road there is access to both M25 and A3 Heathrow and Gatwick airports accessible within 20 & 32 miles respectively.

Council Tax Band D

EPC Rating D

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.





