NEW HAW
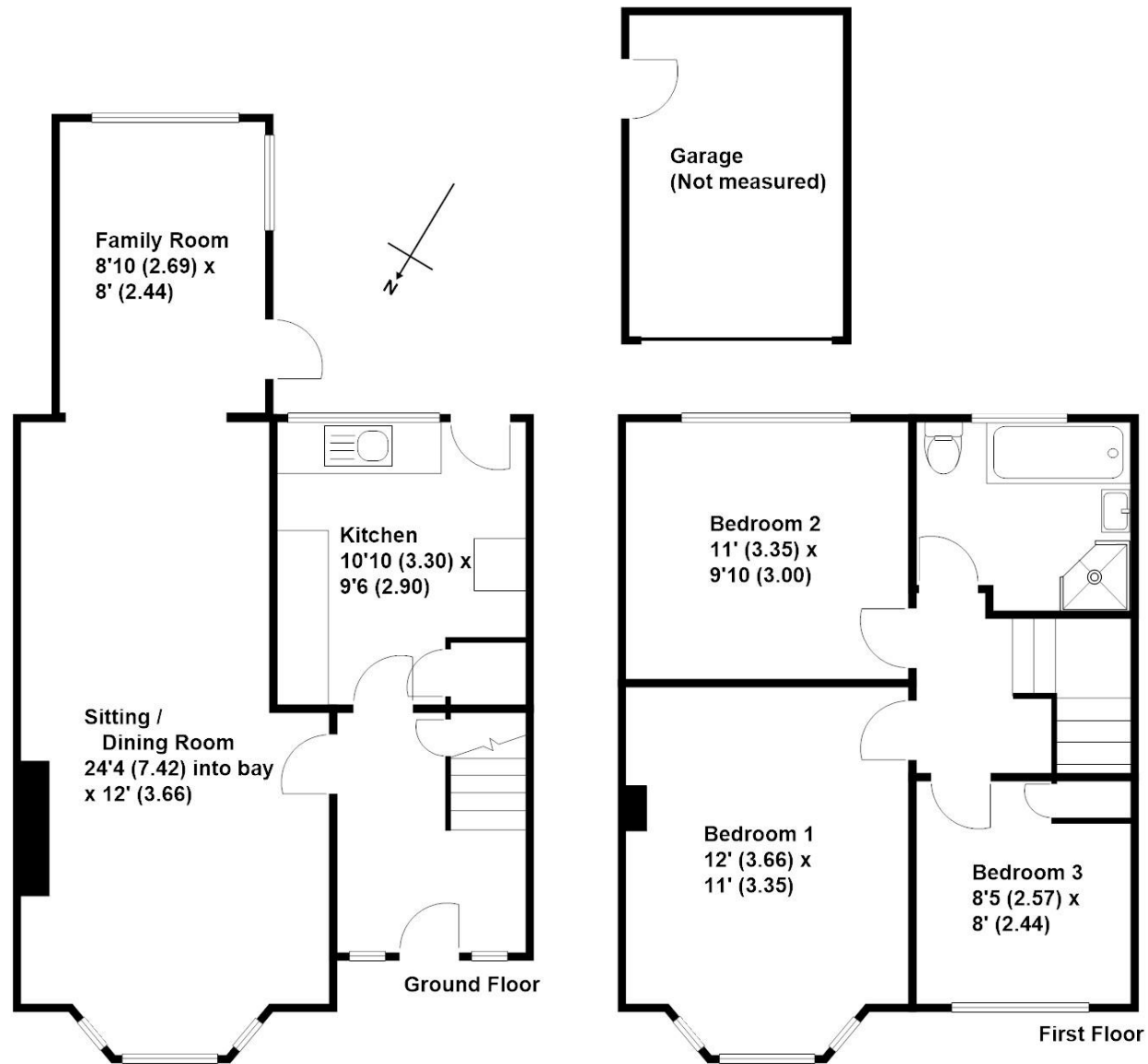
£550,000

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Selbourne Avenue, New Haw

Approximate gross internal floor area 966 sq/ft - 89.7 m/sq

Garage
(Not measured)

Family Room
8'10 (2.69) x
8' (2.44)

Kitchen
10'10 (3.30) x
9'6 (2.90)

Bedroom 2
11' (3.35) x
9'10 (3.00)

Sitting /
Dining Room
24'4 (7.42) into bay
x 12' (3.66)

Bedroom 1
12' (3.66) x
11' (3.35)

Bedroom 3
8'5 (2.57) x
8' (2.44)

Ground Floor

First Floor

These plans are not drawn to scale and are for representational purposes only.
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Selbourne Avenue, New Haw, Addlestone, Surrey, KT15

- **1930s three-bedroom semi-detached home**
- **Scope for extension STPP**
- **Modern kitchen and bathroom**
- **Living/dining room/playroom**
- **Southerly facing rear garden**
- **Garage & off-street parking for several vehicles**
- **Close to local village shops, local schools**

Located in one of the area's most popular residential road, this beautifully presented 1930s three-bedroom semi-detached home offers excellent potential for further improvements, STPP, making it an ideal long-term family home. The property benefits from double glazing throughout, a modern kitchen and bathroom, and close proximity to local village shops, as well as being within easy reach of West Byfleet mainline station. Families will also appreciate being within walking distance of The Grange Primary School and Fullbrook Secondary School, both of which are held in high regard.

The welcoming entrance hall leads to the modern kitchen and an extended front-to-back living/dining/play room, which creates a bright and versatile living space. The rear extension provides an ideal area for a children's playroom or additional seating, with direct access to the southerly aspect rear garden. The kitchen offers ample storage and work surfaces, presenting a functional layout with further scope to personalise if desired.

Upstairs, the property offers two generous double bedrooms and one comfortable single bedroom, all served by a contemporary three-piece family bathroom. Externally, the home features a small front garden, a driveway providing off-road parking for several cars, and a garage. The rear garden, mainly laid to lawn with a patio area, enjoys a sunny southerly aspect and offers a wonderful space for outdoor entertaining and family enjoyment.

Location - Positioned just within New Haw village where there are local shops, amenities and well regarded schools, 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. Within easy reach, you will also find both West Byfleet and Woking Town Centre. West Byfleet is a charming commuter town with a centre which offers a range of both high street chains and individual boutiques, and Waitrose supermarket. Ideally situated within easy access to West Byfleet mainline train station offering fast and frequent trains to London Waterloo. The vibrant cosmopolitan town of Woking with its wealth of history is also within easy reach, providing a further option for those commuting to London. A plethora of famous golf courses are all within close proximity including The Wisley, Wentworth and Queens Wood, with Pyrford, West Byfleet and New Zealand golf courses just a few minutes away. The area has no shortage of educational establishments, with plenty of primary and secondary state schools nearby, as well as a wide selection of independent schools.

Council Tax Band E - EPC Rating D - Tenure: Freehold