



Richard State

Independent Estate Agents

45 Holly Avenue, New Haw, Addlestone, Surrey, KT15 3UD £535,000

A much improved and tastefully presented four bedroom semi detached house with excellent living space including two reception rooms, a hall cloakroom and an impressive 16'9 x 11'8 garden aspect fitted kitchen breakfast room with range cooker. The four bedrooms include one with a superb vaulted ceiling and are served by a contemporary family bathroom. This fine home is complimented by a driveway for two cars with side access leading to a delightful 120' rear garden. Holly Avenue is a quiet and much sought after location in the heart of the village, only a few minutes walk from the shops and favoured schools and around fifteen minutes walk from West Byfleet mainline station to Waterloo.

VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED



Tel: 01932 354 111

email: enquiries@richardstate.com www.richardstate.com

28 The Broadway New Haw Addlestone Surrey KT15 3EZ



A much improved and tastefully presented four bedroom semi detached house with excellent living space including two reception rooms, a hall cloakroom and an impressive 16'9 x 11'8 garden aspect fitted kitchen breakfast room with range cooker. The four bedrooms include one with a superb vaulted ceiling and are served by a contemporary family bathroom. This fine home is complimented by a driveway for two cars with side access leading to a delightful 120' rear garden. Holly Avenue is a quiet and much sought after location in the heart of the village, only a few minutes walk from the shops and favoured schools and around fifteen minutes walk from West Byfleet mainline station to Waterloo.

VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED

- * Four bedrooms
- * Downstairs cloakroom
- * Living room with a feature open fireplace
- * Dining room
- * Impressive 16'9 x 11'8 garden aspect fitted kitchen breakfast room
- * Delightful 120' rear garden
- * Contemporary remodelled bathroom
- * Potential for loft conversion
- * Sought after location close to village shops and schools for all ages

The accommodation comprises (Please see attached floor plan);

ENTRANCE CANOPY: Front door to;

ENTRANCE HALL: Double glazed window, radiator

CLOAKROOM: W.C., hand basin, double glazed window, cupboard housing boiler

LIVING ROOM: Feature open fireplace, angular bay with double glazed windows, radiator

DINING ROOM: Downlighters, tiled floor, radiator, opening to;

KITCHEN BREAKFAST ROOM: A comprehensive range of cream wall and base units with underlighting, one and a half bowl sink, range cooker, extractor hood, microwave oven, space for large fridge freezer, plumbing for washing machine, space for tumble drier, skylight window, downlighters, double glazed window, double glazed double doors to rear garden.

STAIRS TO FIRST FLOOR LANDING: Double glazed window, hatch to loft with ladder and light

BEDROOM ONE: Angular bay with double glazed windows, radiator

BEDROOM TWO: Double glazed window, radiator

BEDROOM THREE: Superb vaulted ceiling with two Velux windows, downlighters, double glazed window, radiator

BEDROOM FOUR: Double glazed window, radiator

BATHROOM: Remodelled with a contemporary white suite comprising shaped bath with shower screen and programmable shower unit, w.c., hand basin in vanity unit, attractive tiled walls with sensor light heated mirror, downlighters, tiled floor, double glazed window, ladder radiator

OUTSIDE:

FRONT GARDEN: Driveway for two cars, wide gated side access to:

REAR GARDEN: A delightful 120' rear garden with a patio, power point, lighting, tap, shed, borders with plants and shrubs, remainder laid to lawn

EPC Rating: C

For an appointment to view please telephone 01932 354111

Free mortgage advice is available via Richard State Independent Estate Agents
Please ring 01932 354111 for more details

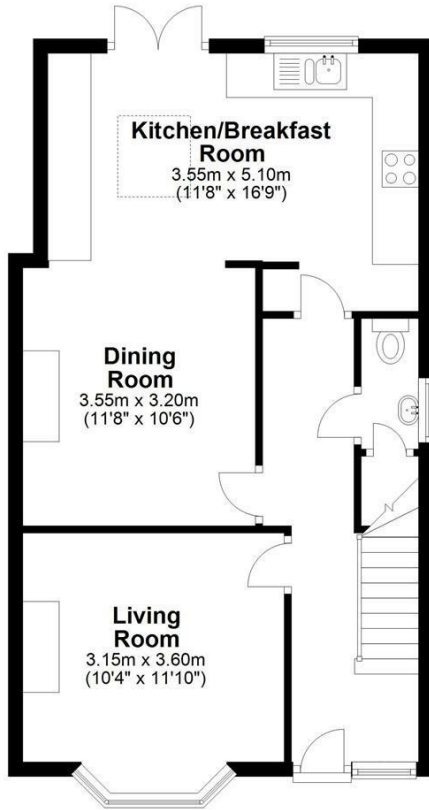
Richard State Independent Estate Agents hereby give notice that:

- (a) The particulars are produced in good faith as a general guide only and do not constitute any part of a contract
- (b) No person in the employment of Richard State Independent Estate Agents has any authority to give any representation or warranty whatever in relation to this property
- (c) No appliances have been tested



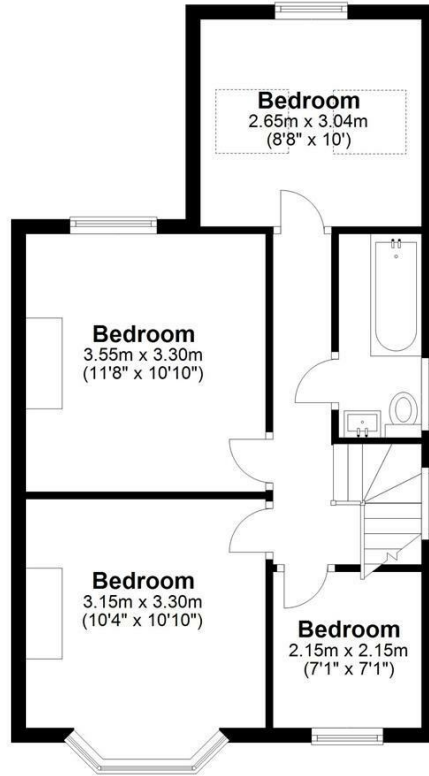
Ground Floor

Approx. 52.3 sq. metres (563.1 sq. feet)




First Floor

Approx. 45.9 sq. metres (493.6 sq. feet)



Total area: approx. 98.2 sq. metres (1056.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

