



Richard State

Independent Estate Agents

14 King Georges Drive, New Haw, Addlestone, Surrey, KT15 3RW £500,000

Enjoying a sought after location in the heart of the village, a three bedroom semi detached house featuring a driveway for several cars and a delightful 115' southerly aspect garden and benefitting from planning permission granted in mid 2021 for a 6m ground floor rear extension and a loft conversion. The ground floor includes a living room and a modern fitted kitchen dining room complemented by a useful external utility room whilst upstairs, three bedrooms are served by a modern family bathroom with a bath and separate shower enclosure. King Georges Drive is ideally situated within a stones throw of New Haw village shops and favoured schools and around fifteen minutes walk from West Byfleet mainline station to Waterloo.

GREAT POTENTIAL – HIGHLY RECOMMENDED



- Planning permission for a 6m rear extension and a loft conversion (RU.21/0936 & RU.21/1046)
- Superb 115' southerly aspect garden
- External utility room
- Modern fitted kitchen dining room
- Gas central heating and double glazing
- Front driveway for three vehicles
- Modern bathroom with a bath and shower enclosure
- Sought after location in the heart of the village

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The accommodation comprises (please see attached floor plan);

ENTRANCE CANOPY: Courtesy light, front door to;

ENTRANCE HALL: Storage cupboard, covered radiator, downlighters, double glazed window

LIVING ROOM: Decorative fireplace with electric fire, angular bay with double glazed windows, radiator

KITCHEN DINING ROOM: One and a half bowl sink in a modern range of white laminate wall and base units with underlighting and LED plinth lighting, integrated Neff double oven and hob, extractor hood, space for large fridge freezer, cupboard housing combination boiler, downlighters, double glazed windows, radiator, double glazed door to covered side access

UTILITY ROOM AND ADJOINING STORE ROOM: Plumbing for washing machine, space for tumble drier and other appliances, light and power

STAIRS TO FIRST FLOOR LANDING: Downlighters, double glazed window, hatch to loft with ladder, boarding, light and power

BEDROOM ONE: Double glazed window, radiator

BEDROOM TWO: Double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator

BATHROOM: Modern white suite comprising bath with shower attachment, shower enclosure, w.c., hand basin, attractive tiling to walls and floor, downlighters, two double glazed windows, ladder radiator

OUTSIDE:

FRONT GARDEN: Mainly driveway providing parking for three vehicles, gate to covered side access

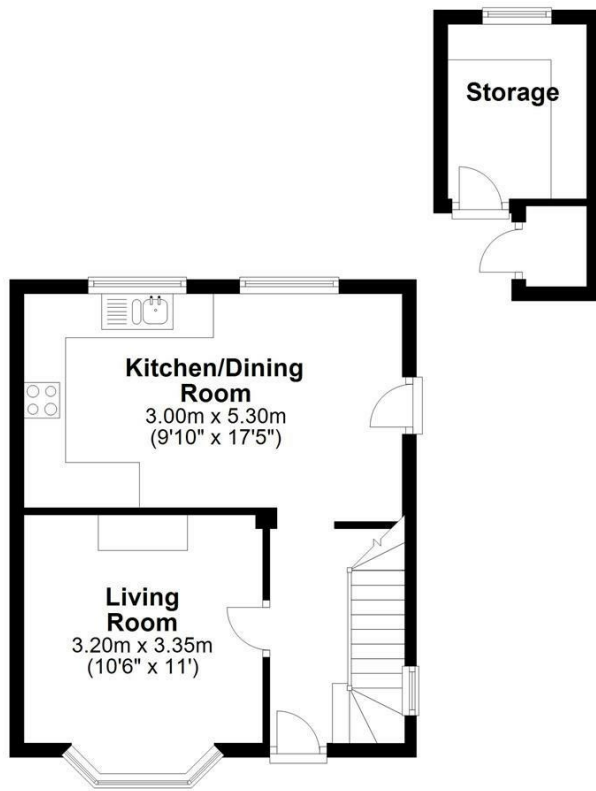
REAR GARDEN: A delightful sunny southerly aspect garden extending to 115'. Impressive patio with lighting, power point and tap, decking with Wendy house, pergola, 6m x 6m concrete base with power supply ready for a garden room, remainder laid to lawn

EPC RATING: C



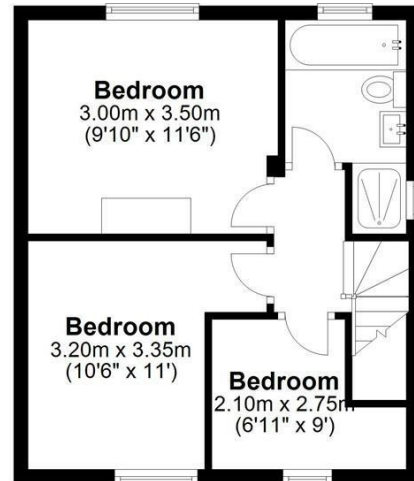
Ground Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 66.8 sq. metres (718.6 sq. feet)

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

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	



For an appointment to view please telephone 01932 354111

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