



Richard State

Independent Estate Agents

130 Selbourne Avenue, New Haw, Addlestone, KT15 3RF
£525,000

Offered for sale for the first time since construction in 1957! A much loved three bedroom semi detached family home situated in one of New Haw's most desirable locations and offering great potential for extension and a loft conversion (S.T.P.P). The property has an attractive frontage and features a 78' block paved driveway providing parking for several cars and leading to a detached garage and a pleasant sunny westerly aspect rear garden. Other noteworthy features include replacement double glazed windows and doors, gas central heating and a fitted kitchen with integrated appliances. Selbourne Avenue is ideally situated within easy reach of New Haw village shops and favoured schools for all ages and around twenty minutes walk from West Byfleet mainline station to Waterloo.
NO ONWARD CHAIN



- Detached garage and 78' block paved driveway
- Potential for extension and a loft conversion (S.T.P.P)
- Pleasant sunny west facing rear garden
- Fitted kitchen with integrated appliances
- Sought after cul-de-sac in the catchment area for favoured schools
- Gas central heating and double glazing
- No onward chain

The accommodation comprises (please see attached floor plan);

ARCHED ENTRANCE CANOPY: Courtesy light, front door to:

ENTRANCE HALL: Understairs cupboard, double glazed windows, herringbone parquet flooring radiator

LIVING/DINING ROOM: Chimney breast with fireplace and gas fire, serving hatch, two radiators, angular bay with double glazed windows, double glazed patio doors to rear garden, herringbone parquet flooring

KITCHEN: Stainless steel sink in a range of natural wood wall and base units with integrated dishwasher, washing machine, fridge, freezer, oven, hob and extractor hood, cupboard housing boiler, tiling to walls and floor, radiator, two double glazed windows, double glazed door to garden

TURNING STAIRCASE TO FIRST FLOOR LANDING: Double glazed window, hatch to insulated loft

BEDROOM ONE: Fitted wardrobes, angular bay with double glazed windows, radiator

BEDROOM TWO: Fitted wardrobe and storage unit, new carpet, double glazed window, radiator

BEDROOM THREE: Built in bed and storage unit, new carpet, double glazed window, radiator

BATHROOM: Coloured suite comprising bath with shower attachment w.c., hand basin, airing cupboard, double glazed window, radiator

OUTSIDE

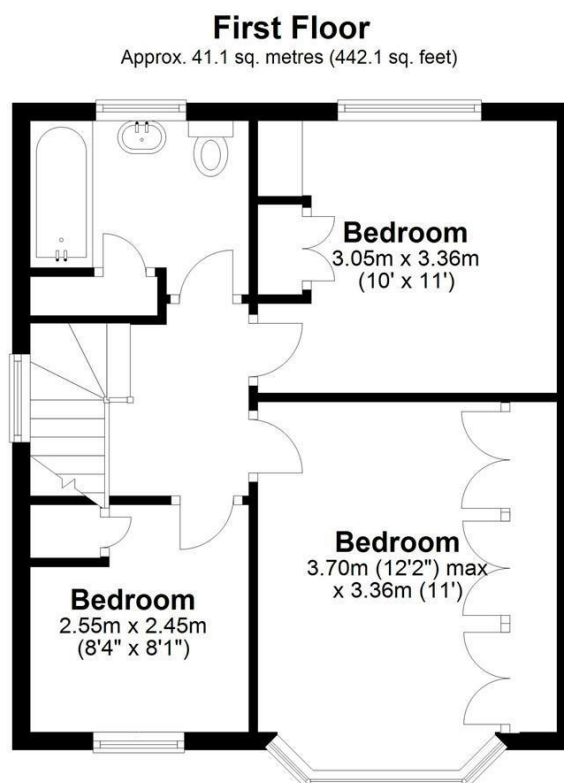
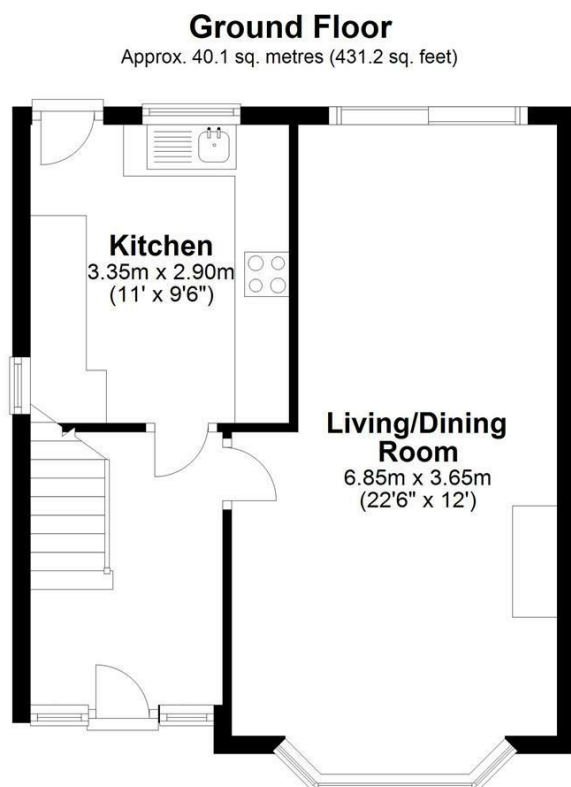
FRONT GARDEN: A good size attractive frontage with lawn, borders with plants and shrubs, 78' block paved driveway providing parking for several cars, side gate to;

REAR GARDEN: A mature sunny westerly aspect garden with a patio, tap, borders with shrubs and trees, remainder laid to lawn.

GARAGE: Detached single garage with up and over door, light and power, window

EPC RATING: D





Total area: approx. 81.1 sq. metres (873.3 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	

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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