



# Richard State

*Independent Estate Agents*

**25 Amis Avenue, New Haw, Addlestone, Surrey, KT15 3ET £400,000**

A bright and spacious three bedroom house complemented by a garage with a personal rear door leading in to the 53' sunny southerly aspect garden. Noteworthy features include a downstairs cloakroom, an impressive living/dining room, replacement double glazed windows and doors and gas central heating with a combination boiler. The property enjoys a quiet and highly sought after location in the heart of the village, a short walk from the shops, a park and favoured schools for all ages and around fifteen minutes walk of West Byfleet mainline station to Waterloo.

**VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED**



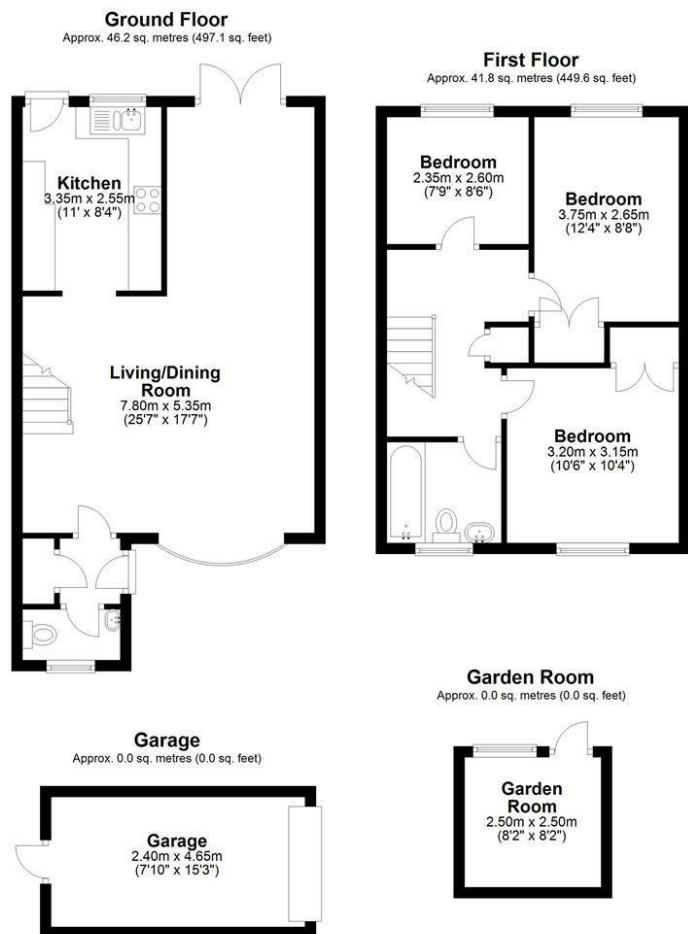
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Total area: approx. 88.0 sq. metres (946.7 sq. feet)

