



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

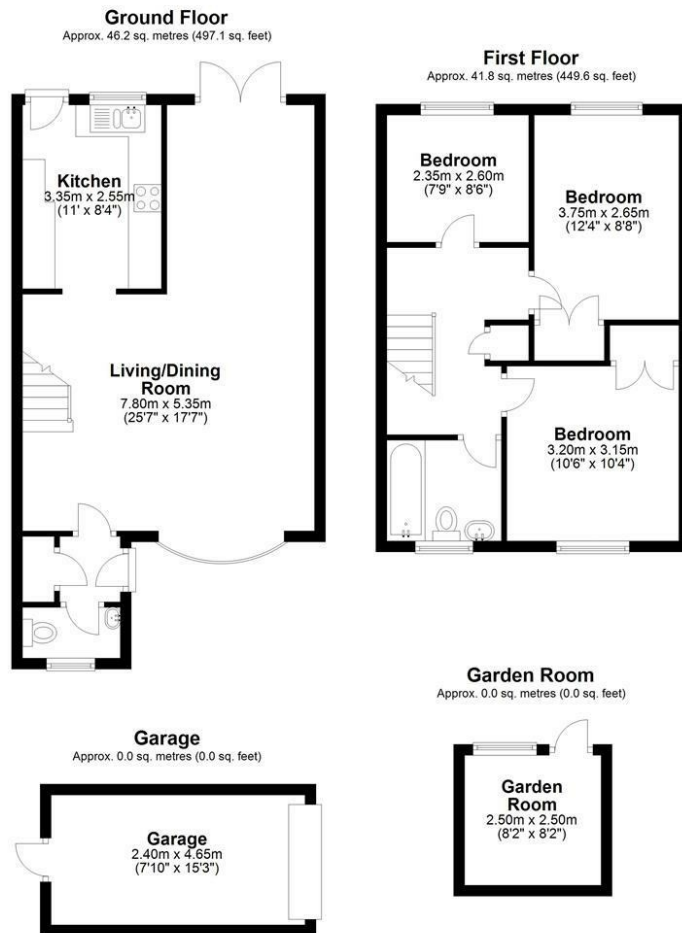


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Total area: approx. 88.0 sq. metres (946.7 sq. feet)

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		
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Not environmentally friendly - higher CO ₂ emissions		
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