



Richard State

Independent Estate Agents

30 Manor Drive, New Haw, Addlestone, Surrey, KT15 3RJ £450,000

A well presented three bedroom semi detached family home offering great scope for extension and a loft conversion (S.T.P.P) and featuring a driveway, a useful brick built outbuilding with a cloakroom to the side and a pleasant 78' x 30' rear garden. The living space includes a 21'2 kitchen dining room and a separate living room with an open fireplace whilst upstairs the three good size bedrooms are served by a family bathroom. Manor Drive is a quiet and popular location, moments from the favoured Grange Infants and New Haw middle schools, only five minutes walk from New Haw village shops and around twenty minutes walk of West Byfleet mainline station to Waterloo.

OFFERED FOR SALE WITH NO ONWARD CHAIN




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28 The Broadway New Haw Addlestone Surrey KT15 3EZ





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	