# Richard State

*Independent Estate Agents Limited*

## Amis Avenue, New Haw, KT15 3ET £675,000

**Positioned in the corner of this secluded close is this wonderful four bedroom two bathroom detached family home with a 20'4 garage and only moments from Woodham Lodge Open Space and Woodham and New Haw Centre. Having resided for many years, our client has enjoyed the peaceful location and balanced accommodation throughout the property. This includes a welcoming entrance hall, cloakroom, spacious 17'4 living room with feature fireplace and doors that lead into a dining room. From here are sliding doors to a conservatory with electric roof blinds and patio doors to the garden. The kitchen is well equipped with plenty of storage and has a good sized utility, also with access to the garden. The main bedroom has built-in wardrobes and an en-suite whilst the family bathroom serves another double bedroom, a single bedroom and a study. Outside, the pretty garden has a real sense of privacy, with boarders of shrubs and plants, a patio area and a lawned section. There is gated side access to the front where there is a paved driveway for two vehicles. In addition to New Haw Village and favoured schools being close-by, West Byfleet Mainline station to Waterloo with trains in under 30 minutes is only around a 15 minute walk.**










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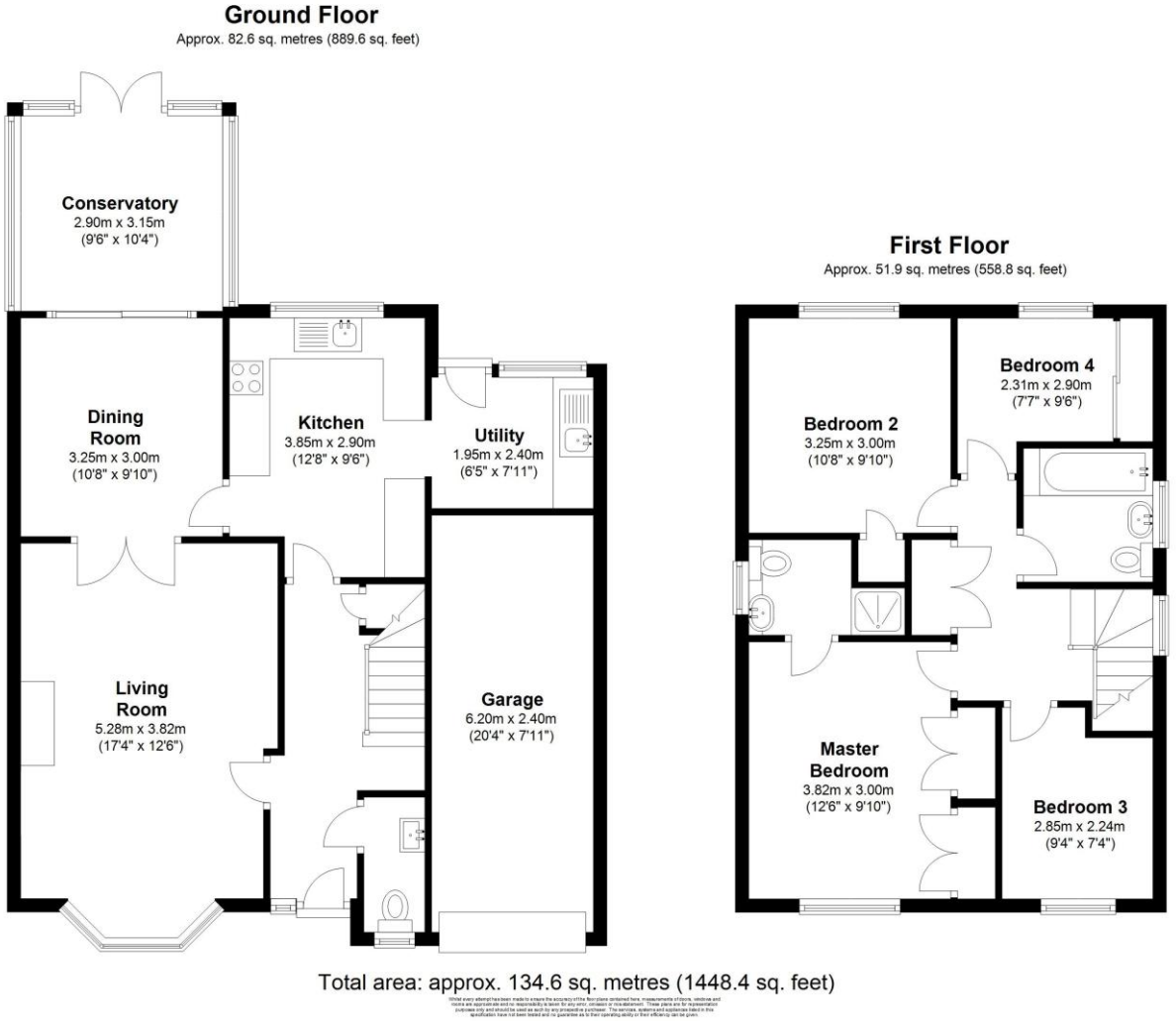
The Property Ombudsman

NAEA National Association of Estate Agents










- **Detached family home**
- **Four bedrooms and two bathrooms**
- **17'4 living room with feature fireplace**
- **Secluded corner position**
- **20'4 garage**
- **Paved driveway for two vehicles**
- **Well presented throughout**
- **Conservatory, utility and cloakroom**
- **Private setting**
- **Moments from Woodham Lodge Open Space and Woodham and New Haw Centre**
- **West Byfleet Mainline station to Waterloo with trains in under 30 minutes only around a 15 minute walk.**
- **Council tax band F**

