Richard State

Independent Estate Agents Limited

Amberley Drive, Woodham, KT15 3SN £850,000

An outstanding four bedroom, two bathroom detached residence, substantially extended, extensively improved and beautifully presented throughout boasting impressive reception room sizes creating this perfect family home, ideal for entertaining. Much loved by the current owners for the last twenty three years, the property is complemented by a generous frontage providing parking for several vehicles, a large integral garage with utility area and a door into the hallway. A modern composite front door leads into a spacious hallway with a cloakroom and into a bright 23' through living room with double doors to the rear garden and an archway leading through to a large dining room. There is also a 24' fitted kitchen breakfast room with a range cooker and double doors to outside. Upstairs the main bedroom is double aspect with excellent fitted wardrobes along one wall. Bedroom two has an en-suite shower room and there are two further bedrooms and a superb family bathroom with a bath and large walk in shower. The delightful manicured mainly lawned sunny south facing garden has three sheds, a large attractive patio, well established borders and a pond to enjoy. There is also a useful side store and a rear gate reducing the walking time to West Byfleet station to around ten minutes. Amberley Drive is a peaceful, much sought after and convenient location being just a short walk from New Haw village shops, popular schools for all ages and the excellent Victoria Inn.









Tel: 01932 354 111

email: enquiries@richardstate.com www.richardstate.com

28 The Broadway New Haw Addlestone Surrey KT15 3EZ

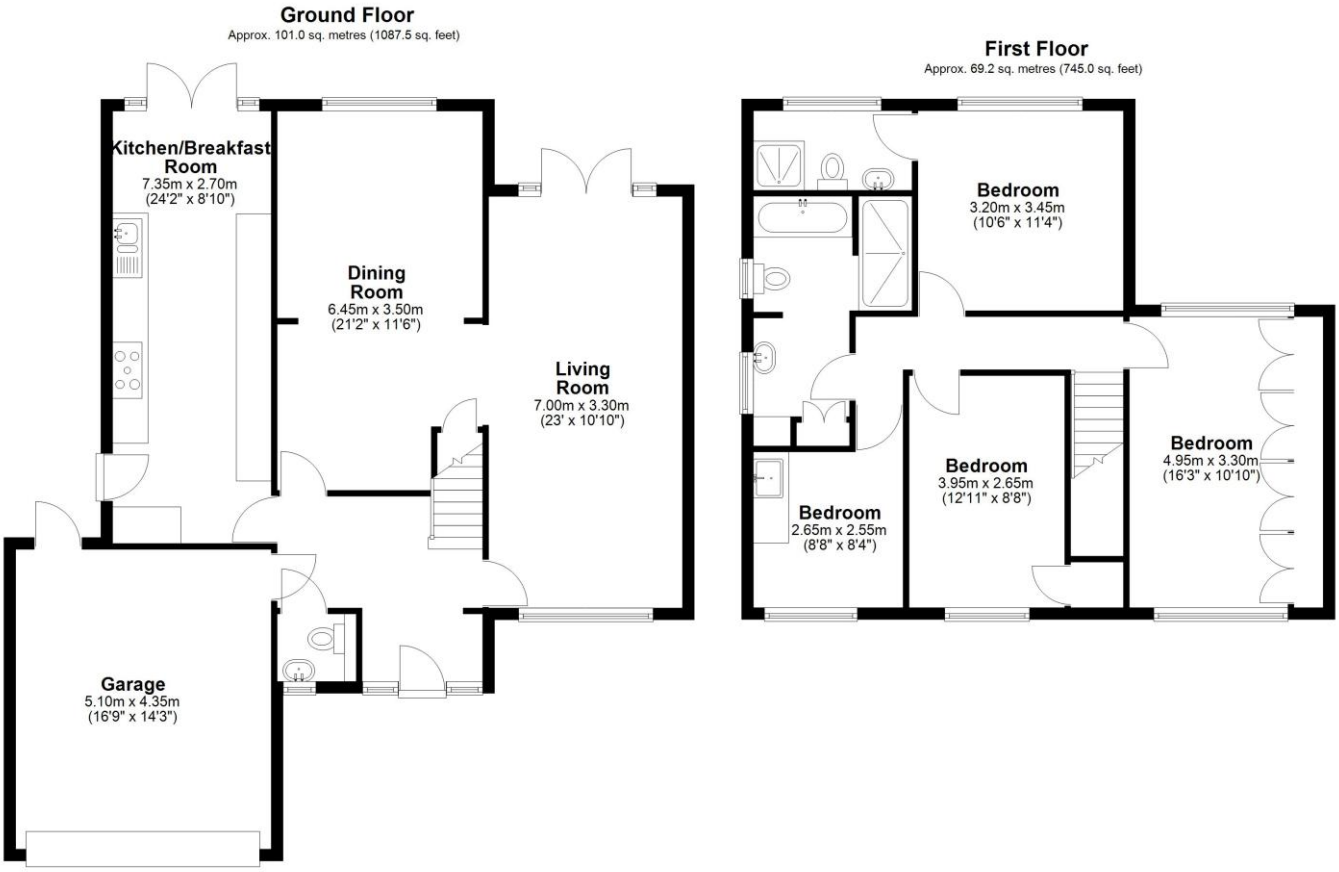
The Property Ombudsman

NAEA National Association of Estate Agents









Total area: approx. 170.2 sq. metres (1832.4 sq. feet)

- **Sought after peaceful location close West Byfleet**
- **Four good sized bedrooms**
- **Delightful south facing garden**
- **Superb family bathroom with a walk in shower and an en-suite**
- **Large integral garage with a utility**
- **Parking for several vehicles**
- **23' x double aspect living room**
- **21' x dining room**
- **24' x fitted kitchen breakfast room**
- **Spacious hallway and cloakroom**
- **Walking distance to popular schools for all ages and New Haw Village**

