Richard State

Independent Estate Agents Limited

Pinewood Grove, New Haw, KT15 3BU Guide Price £450,000

Offered for sale for the first time in over sixty years, a spacious much loved four bedroom semi-detached family home with no onward chain requiring a degree of modernisation and offering potential for conversion of the integral garage to create further living space STPP. The property has double glazing, a modern boiler and the added benefit of a new roof. The ground floor comprises a spacious enclosed porch which doubles up as a useful utility room and leads to the entrance hall where there is a cloakroom and front aspect kitchen. Spanning the rear of the house is a good sized living/dining room with patio doors leading to the rear mature garden. Upstairs are three double bedrooms and a generous forth, all served by a four piece family bathroom. Outside the frontage has trees and shrubs, parking for two cars and gated side access. Pinewood Grove is a quiet and popular location being within a short walk of New Haw Village, parks, favoured schools and around a mile from West Byfleet mainline station to Waterloo.









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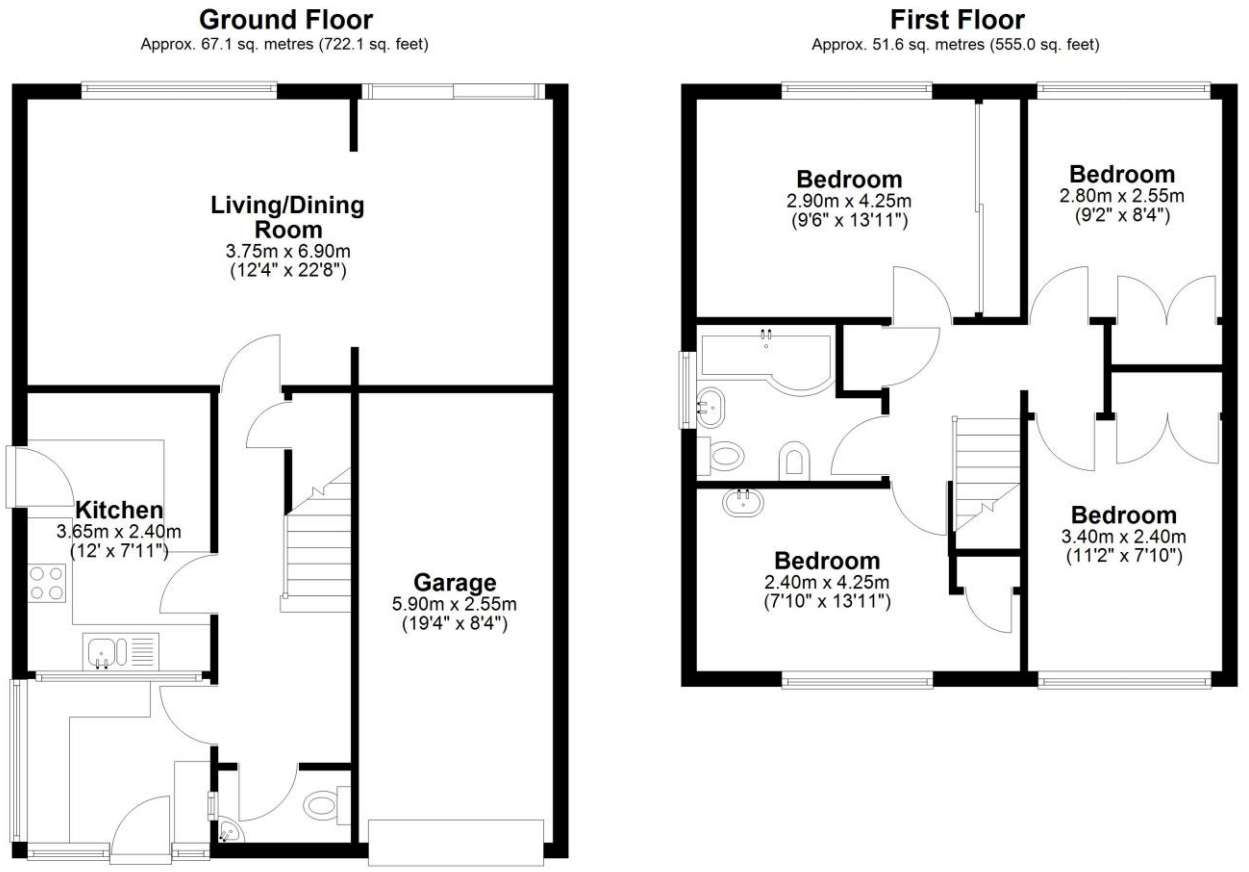
The Property Ombudsman

NAEA National Association of Estate Agents









Total area: approx. 118.6 sq. metres (1277.0 sq. feet)

All measurements are approximate and for display purposes only. Not to scale
Plan produced using PlanUp.

- **No onward chain**
- **Four good sized bedrooms**
- **Integral garage ideal for conversion into living space STPP**
- **Cloakroom**
- **Driveway with parking for at least two cars**
- **New roof**
- **Double glazing and gas central heating with a modern boiler**
- **In need of some modernisation**
- **Utility room/entrance room**
- **Mature enclosed garden**
- **Close to New Haw Village, schools and parks**
- **Around a mile from West Byfleet station to Waterloo**

