Richard State

Independent Estate Agents Limited

Linden Close, New Haw, KT15 3HG £475,000

A highly desirable three bedroom semi-detached bungalow, extended and extensively improved around five years ago and still offering great scope for a loft conversion as has been carried out by neighbouring properties (S.T.P.P). Linden Close is a much sought after and ultra convenient cul-de-sac location being just a short walk from New Haw village shops and popular schools for all ages and around only ten minutes walk from West Byfleet mainline station to Waterloo. The living space includes a comfortable living room with a log burner leading though to a superb fitted kitchen dining room with integrated appliances, a vaulted ceiling and large glass doors opening to the garden. There is also a double bedroom and two further rooms ideal either as single bedrooms or as a study, all served by a modern shower room. The property is complimented by a frontage providing off road parking for two cars with gated side access leading to a pleasant 55' rear garden with an 18' cabin. No onward chain.









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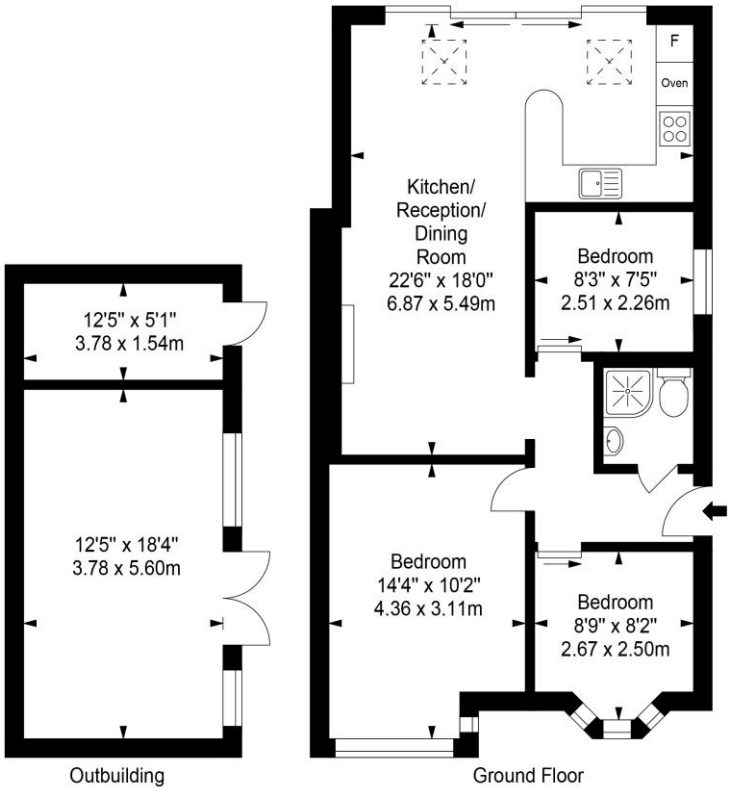
The Property Ombudsman

NAEA National Association of Estate Agents





Approx. Gross Internal Area 675 sq ft - 62.72 sq m
Approx. Gross Outbuilding Area 251 sq ft - 23.36 sq m
For identification only - Not to scale



Every attempt is made to assure accuracy, however
measurements are approximate and for illustrative purposes only. Not to scale.

- **Superb fitted kitchen dining room with integrated appliances and vaulted ceiling**
- **Great potential for a loft extension**
- **Living room with a log burner**
- **Spacious double bedroom and two further singles/study**
- **Quiet and sought after cul-de-sac close to shops, schools and West Byfleet station**
- **Extended and extensively modernised around 5 years ago**
- **Off road parking for two cars**
- **Pleasant 55' garden with an 18' workshop**
- **Modern shower room**
- **Gas central heating and double glazing**
- **No onward chain**
- **Council tax band C**

