Richard State

Independent Estate Agents Limited

Acacia Drive, Woodham, KT15 3SH Offers Over £1,000,000

A truly exceptional five double bedroom, three bathroom detached residence substantially extended and extensively improved by the current owners occupying an idyllic 1/4 acre plot with woodland gardens creating a perfect environment for a growing family. Undoubtedly the hub of the home is the fabulous contemporary fitted kitchen/family room with bi-fold doors and a hidden cinema screen and projector to enhance those family evenings and get togethers. The kitchen has an extensive range of units with stone worktops complemented by a large matching island and two integrated AEG ovens, one being a steam oven. Open plan to the kitchen is a generous dining room with double doors opening onto a covered deck and the whole of this area of the house has zoned underfloor heating. The ground floor also features a welcoming reception hall, a living room with feature stone fireplace, a study and a utility room. Upstairs the highlight is an indulgent principal suite with a 'Juliet' balcony, a walk in wardrobe and a luxurious en-suite with underfloor heating, a large walk in shower and a freestanding bath. The four further good sized double bedrooms are served by a modern family bathroom and additional shower room. The expansive rear mature garden also has a sandstone patio area and side access to pleasant frontage providing off road parking and a garage. Acacia Drive is a highly sought after cul de sac being within a short walk of New Haw village shops, popular schools for all ages, The Victoria Inn and West Byfleet mainline station to Waterloo around a 15 minute walk.









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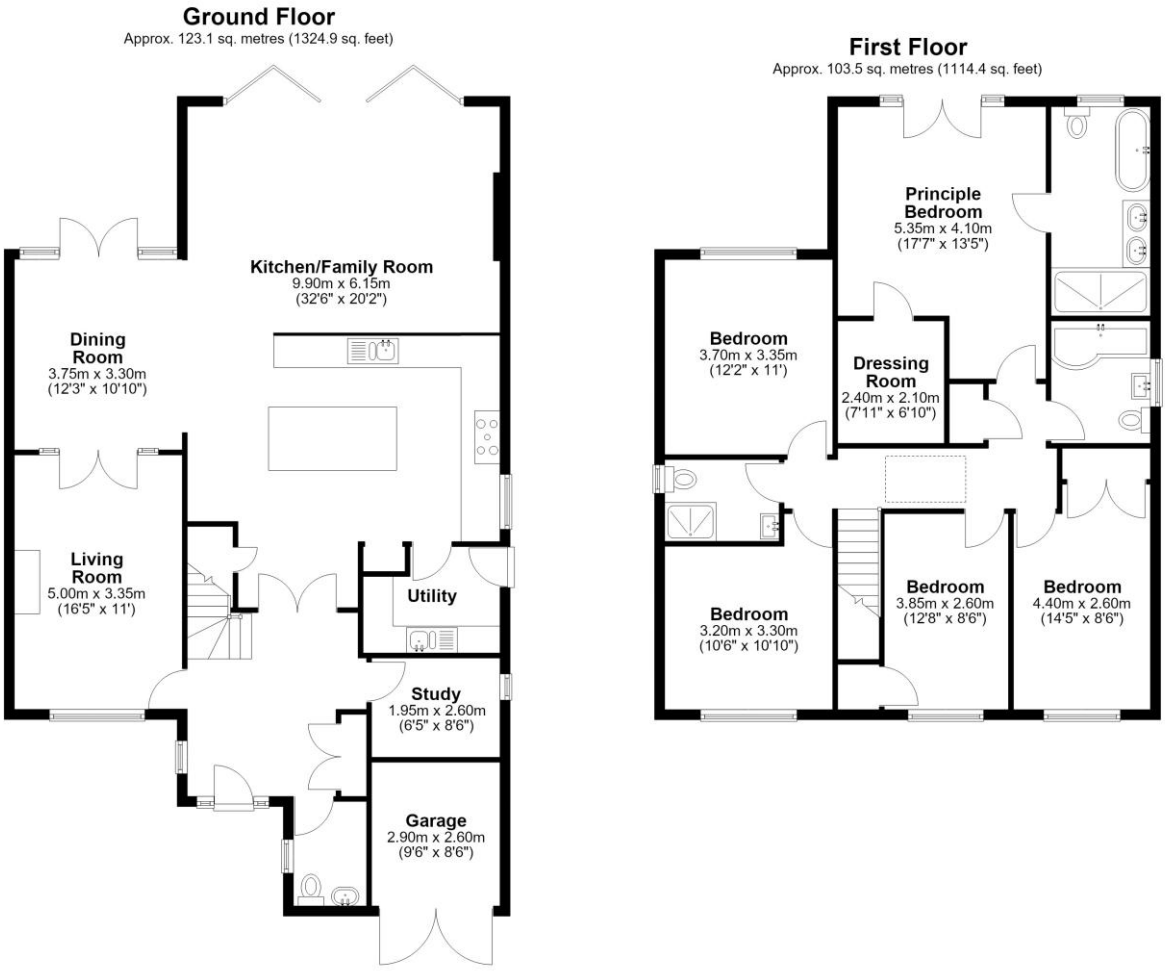
The Property Ombudsman

NAEA National Association of Estate Agents









Total area: approx. 226.6 sq. metres (2439.3 sq. feet)

- **Amazing 1/4 acre plot with mature woodland gardens perfect for an outdoors lifestyle**
- **Fabulous fitted kitchen/family room with a cinema, bi fold doors and stone worktops**
- **Indulgent principle suite with 'Juliet' balcony, walk in wardrobe and luxury en suite with large shower and freestanding bath**
- **Four further double bedrooms served by modern family bathroom and additional shower room**
- **Living room with fireplace and double doors to open plan dining room**
- **Spacious reception hall with cloakroom and study**
- **Zoned underfloor heating to much of the ground floor**
- **Tranquil sought after cul-de-sac close to favoured schools and village shops**
- **Around 15 minutes' walk from West Byfleet mainline station to Waterloo**

