



Richard State

Independent Estate Agents Limited

Florence Avenue, New Haw, KT15 3HF Guide Price £400,000

An appealing two bedroom semi detached bungalow with no onward chain enjoying a quiet, sought after and very convenient location offering great potential for extension and a loft conversion STPP. In need of some modernisation the accommodation includes an entrance hall with a modern composite door, a living room with a feature fireplace and bay window with a door to the rear garden, a rear aspect kitchen and a spacious family bathroom. Outside, the frontage has a lawn and block paved driveway with gated side access leading to a pleasant 55' garden with a patio, shed and mature surrounds. Florence Avenue is ideally situated within close proximity to New Haw Village and schools for all ages with West Byfleet Mainline station to Waterloo around a ten minute walk.



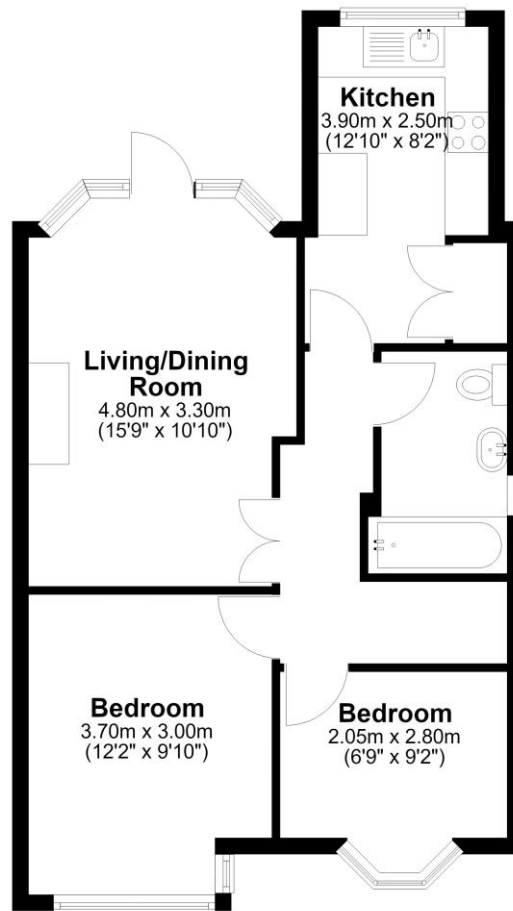
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Ground Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



Total area: approx. 51.9 sq. metres (559.0 sq. feet)

- No onward chain
- Semi-detached bungalow
- Great potential to extend STPP
- In need of some modernisation
- Rear aspect living room and kitchen
- Pleasant 55' rear garden with a patio and mature borders
- Block paved driveway
- Quiet and sought after location close to New Haw Village
- Around a ten minute walk to West Byfleet Mainline Station to Waterloo

