



Richard State

Independent Estate Agents

Warren Road, New Haw, KT15 3UA Guide Price £400,000

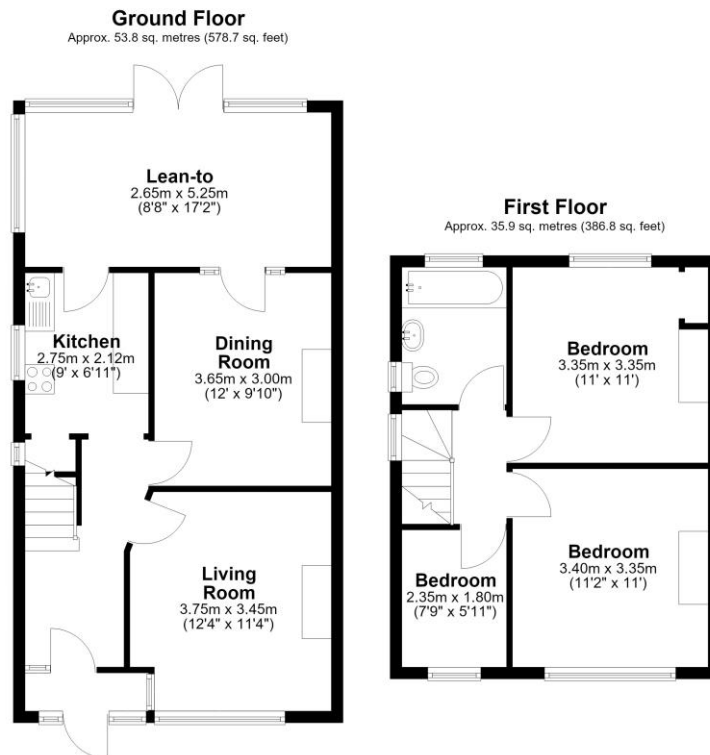
An opportunity to acquire a traditional 1930's three bedroom, two reception semidetached home featuring a superb 130' south easterly aspect rear garden and offering great potential for extension and a loft conversion (S.T.P.P). The property has some double glazing and gas central heating with a combination boiler but requires modernisation and redecoration throughout. The ground floor comprises of an entrance hall, front reception room with a chimney breast, rear reception room with a chimney breast and a solid fuel burner, a kitchen in need of updating and a lean to/sun room which needs taking down. Upstairs the three bedrooms are served by a family bathroom. The frontage has a stone border with trees and a driveway providing off road parking with gated side access leading to the fabulous sized garden which is a blank canvas. Warren road is a quiet, convenient and highly sought after location being just a short walk from New Haw village shops and popular schools for all ages and around a mile from West Byfleet mainline station to Waterloo.
Chain free buyers only! No onward chain!



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Total area: approx. 89.7 sq. metres (965.5 sq. feet)

- **Superb 130' south -easterly aspect rear garden**
- **Great potential for extension and a loft conversion (S.T.P.P)**
- **In need of modernisation and redecoration throughout**
- **Gas central heating with a combination boiler**
- **Quiet, convenient and sought after road close to popular schools for all ages**
- **Around a mile from West Byfleet mainline station to Waterloo**
- **Part double glazing**
- **Two separate reception rooms**
- **Upstairs bathroom with white suite**
- **No onward chain!**

