Richard State

Independent Estate Agents Limited

Queen Mary's Drive, New Haw, KT15 3TW Offers Over £600,000

An exceptional three bedroom 1950's semi-detached character home with a stunning free-flowing living/dining/kitchen layout which forms part of a modern side extension with Velux windows and overlooks a 75' South facing garden situated in a highly desirable location on the border of New Haw and Woodham. Upon entering you are welcomed by a spacious hallway with original herringbone flooring and a cloakroom. This leads into the bright L-shaped living space which includes a lounge with a feature electric burner, an open plan dining area with bi-fold doors to the garden, a utility and a useful office. The tasteful contemporary kitchen has stone worktops, integrated appliances, a large breakfast bar with wine fridge and stable doors to outside. Upstairs, all bedrooms are a great size and served by a modern family bathroom. The frontage has parking for several vehicles whilst the beautiful rear garden provides a relaxing haven with a lovely patio area perfect for al fresco dining, a lawned area with a shed at the rear and side access. The location is extremely popular and convenient, being just a few minute's walk from The Grange Infant and New Haw Junior Schools with Fulbrook Secondary School and New Haw Village shops also nearby. Walks through fields and woodlands are close by and for the commuter, West Byfleet Mainline Station to Waterloo is a pleasant 15 minute walk via the Victoria Inn and the bridge over Basingstoke Canal. HIGHLY RECOMMENDED FOR INTERNAL INSPECTION.









Tel: 01932 354 111

email: enquiries@richardstate.com www.richardstate.com

28 The Broadway New Haw Addlestone Surrey KT15 3EZ

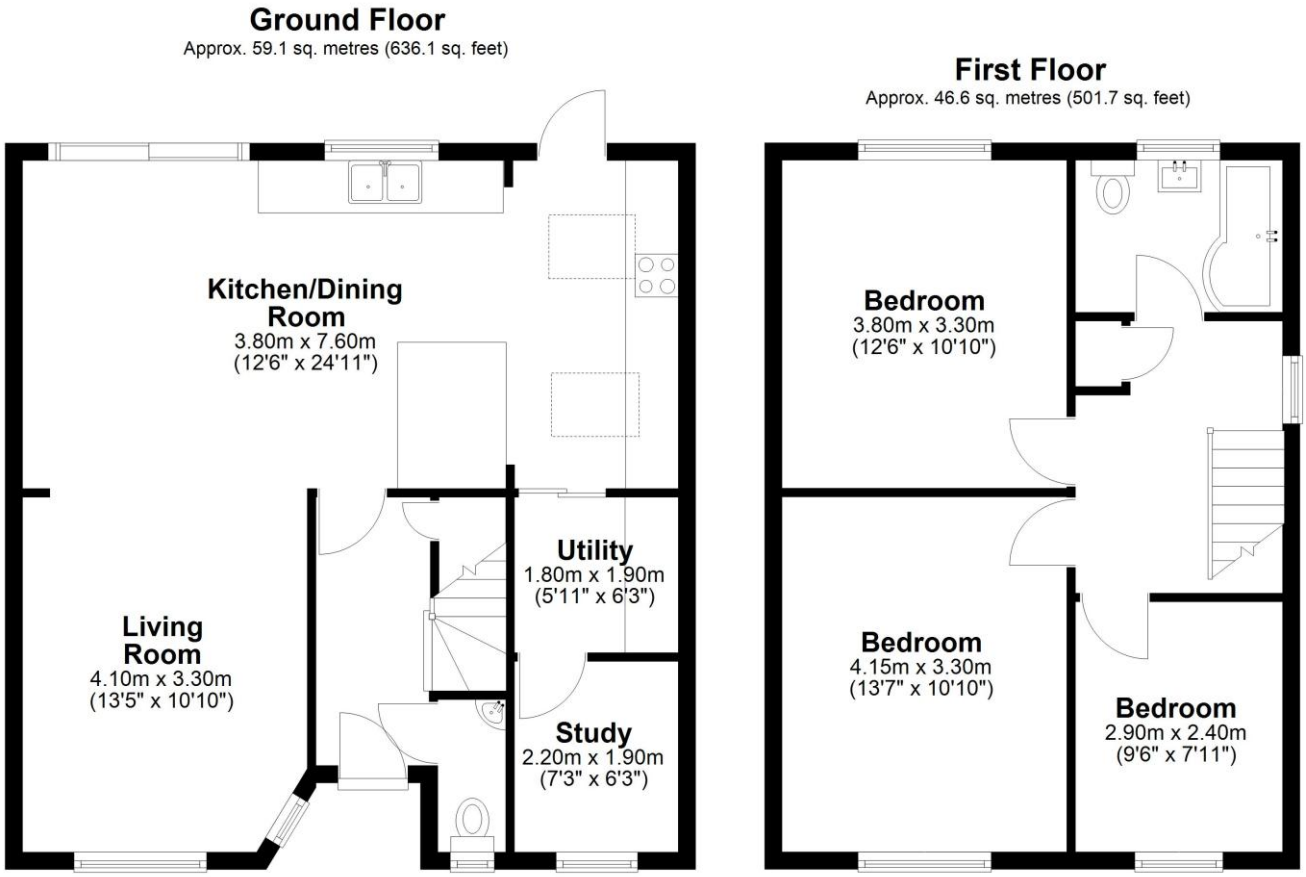
The Property Ombudsman

NAEA National Association of Estate Agents









Total area: approx. 105.7 sq. metres (1137.8 sq. feet)

- **Incredibly sought after location on the Woodham/New Haw boarders**
- **Stunning open plan L-shaped kitchen/living/dining area with a side extension and bi-fold doors**
- **Secluded 75' South facing garden with a large patio area and side access**
- **Modern kitchen with breakfast bar and stone worktops**
- **Utility, cloakroom and study**
- **Three great sized bedrooms with a spacious landing**
- **Driveway for several cars**
- **Potential to extend further STPP**
- **New Haw Village shops and schools for all ages close-by with West Byfleet Mainline Station being around 15 minutes walk**
- **Council tax band E**

