



NEW HAW
OIRO £800,000

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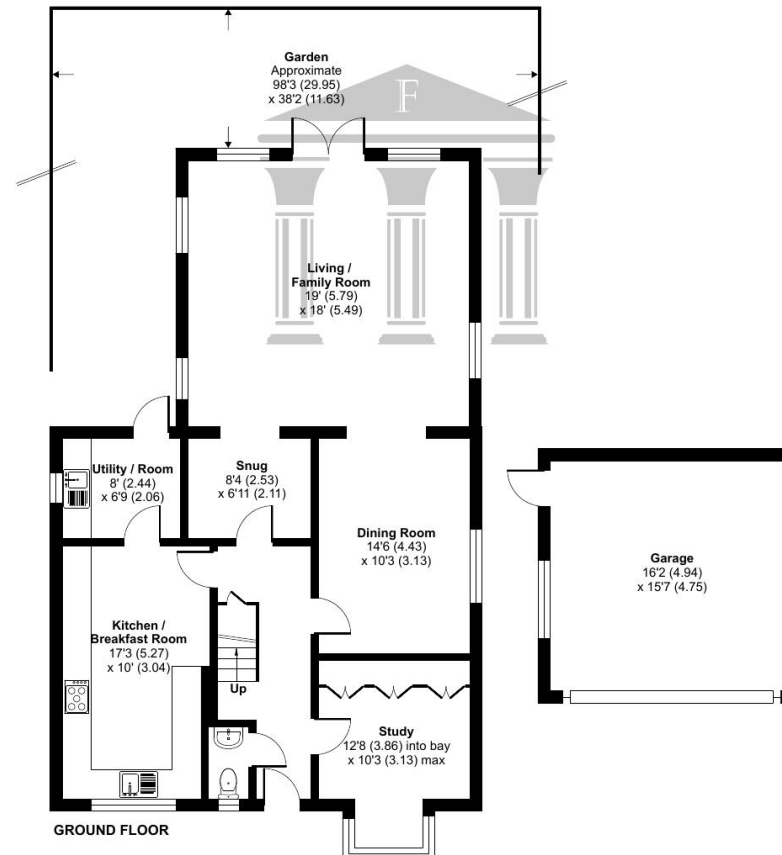
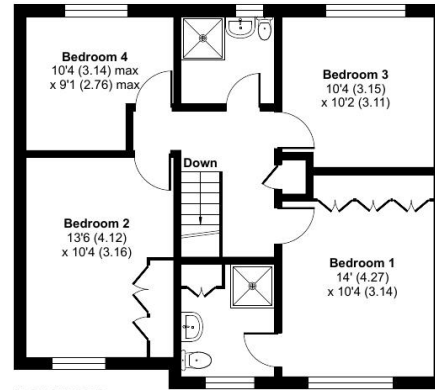
The Paddocks, New Haw, Addlestone, KT15

Approximate Area = 1703 sq ft / 158.2 sq m

Garage = 253 sq ft / 23.5 sq m

Total = 1956 sq ft / 181.7 sq m

For identification only - Not to scale



The Paddocks, New Haw, Addlestone, Surrey, KT15

- **Four Bedroom, Two Bathroom Detached Residence**
- **Sought After Cul-de-sac Location**
- **19ft x 18ft Living Room**
- **17ft Kitchen/Breakfast Room**
- **Two Further Receptions Rooms**
- **Principal Bedroom With En-Suite Shower Room**
- **Detached Double Garage & Electric Charging Point**

Tucked away in a highly sought-after and peaceful cul-de-sac, this substantial four-bedroom detached residence offers spacious and versatile accommodation, presented in excellent condition throughout. Designed with modern family living in mind, the home combines generous proportions with a thoughtful layout, ensuring both comfort and functionality.

The ground floor features an impressive 19ft x 18ft living room, complete with double glazed French doors opening to the rear garden, creating a bright and inviting living space. A separate dining room provides the perfect setting for formal entertaining, while a dedicated study with fitted units and an additional snug offer flexible options for working from home or relaxation. The beautifully appointed 17ft kitchen/breakfast room serves as the heart of the home, complemented by a convenient utility room and a downstairs cloakroom. Upstairs, the property continues to impress with four well-proportioned double bedrooms. The principal suite enjoys fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a modern family shower room. The entire property benefits from air conditioning, enhancing comfort all year round.

Externally, the home is equally appealing, with a block-paved driveway providing ample off-street parking and leading to a detached double garage. The front also features an electric car charging point, ensuring the property is well equipped for contemporary living. The rear garden, accessed via the French doors, offers a private outdoor retreat, ideal for family enjoyment and entertaining alike.

Located just within New Haw village where there are local shops, amenities and schools such as The Grange and Fulbrook secondary both of which are held in high regard. West Byfleet offers additional shops, restaurants and access to a mainline train station. By road there is access to both M25 and A3 Heathrow and Gatwick airports accessible within 20 & 32 miles respectively. Within easy reach, you will also find both West Byfleet and Woking Town Centre. West Byfleet is a charming commuter town with a centre which offers a range of both high street chains and individual boutiques, and Waitrose supermarket. Ideally situated within easy access to West Byfleet mainline train station offering fast and frequent trains to London Waterloo. The vibrant cosmopolitan town of Woking with its wealth of history is also within easy reach, providing a further option for those commuting to London. A plethora of famous golf courses are all within close proximity including The Wisley, Wentworth and Queens Wood, with Pyrford, West Byfleet and New Zealand golf courses just a few minutes away. The area has no shortage of educational establishments, with plenty of primary and secondary state schools nearby, as well as a wide selection of independent schools.

Council Tax Band F - EPC Rating C - Tenure: Freehold



