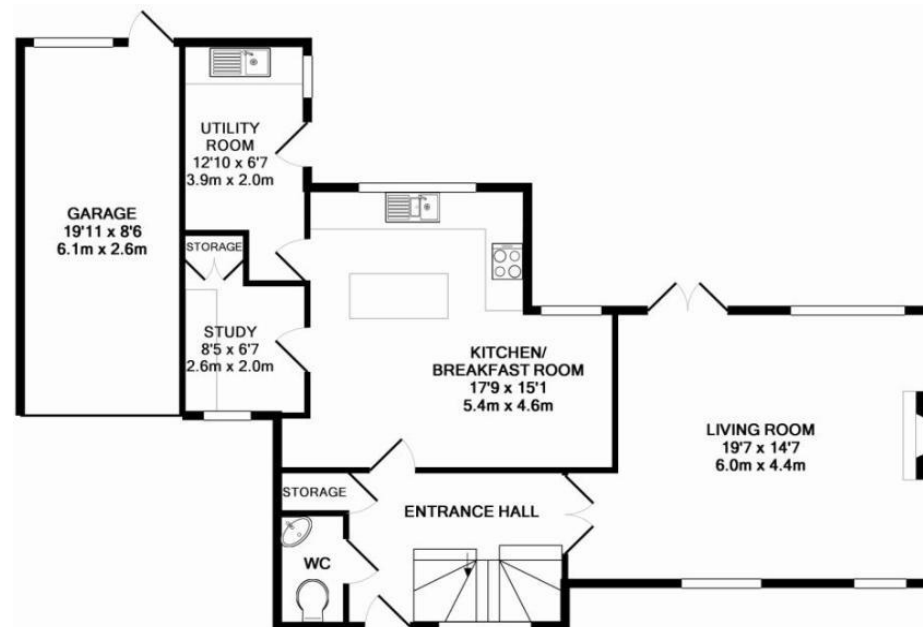




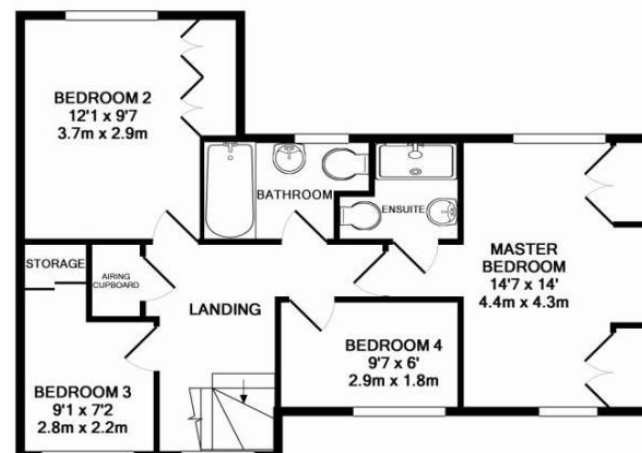
NEW HAW

£675,000

This beautifully presented detached family home is ideally situated within a quiet cul-de-sac, just a short walk from West Byfleet Station and local amenities. Approaching 1,500 sq. ft. of well-designed living space.



GROUND FLOOR
APPROX. FLOOR
AREA 907 SQ.FT.
(84.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1498 SQ.FT. (139.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Pinewood Park, New Haw, Addlestone, Surrey, KT15

- Four Bedroom Detached Residence
- Kitchen/Dining Room
- Living Room With Feature Fireplace
- Study/Home Office
- Two Bathrooms
- Driveway & Garage
- Quiet Cul-de-sac Location
- Beautifully Presented Throughout

This beautifully presented detached family home is ideally situated within a quiet cul-de-sac, just a short walk from West Byfleet Station and local amenities. Approaching 1,500 sq. ft. of well-designed living space, this property provides the perfect balance of comfort and convenience for modern family life.

The ground floor boasts a spacious and inviting living room, featuring a charming fireplace and double doors that open onto the private rear garden. A well-appointed kitchen/dining room provides ample space for entertaining, complemented by a separate utility room for added practicality. Additionally, a dedicated home office and a convenient downstairs cloakroom complete this level. Upstairs, the first floor accommodates four well-proportioned bedrooms, including a generous principal suite with double built-in wardrobes and a private en-suite bathroom. Bedroom two also benefits from built-in wardrobes, while bedroom three offers useful storage. A contemporary family bathroom serves the remaining bedrooms, ensuring comfort for the whole household.

Externally, the property offers off-street parking for two vehicles and access to an attached garage. The rear garden is fully enclosed and mainly laid to lawn, featuring a patio area and a pergola, creating an ideal setting for outdoor entertaining and relaxation. This exceptional family home combines space, style, and a prime location, making it a truly desirable residence.

Nestled in the village of New Haw, this home enjoys convenient access to local shops, pubs, and essential amenities. Families will benefit from its close proximity to The Grange Junior School and Fullbrook Secondary School. West Byfleet Mainline Train Station is just a short distance away, providing direct services to London Waterloo in approximately 25–30 minutes during peak hours. The area also boasts a diverse selection of shops and restaurants, a Waitrose supermarket, and both NHS and private healthcare facilities, ensuring a well-rounded and convenient lifestyle.

Council Tax Band F - EPC Rating - Tenure: Freehold

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



