



ESTATE AGENTS



Basset Close, New Haw, Addlestone, Surrey, KT15 3AH

£725,000

# Basset Close, New Haw, Addlestone, Surrey, KT15 3AH

Entering into the entrance hallway, the ground floor offers access into each internal room including the garage.

A spacious main reception room has front aspect window and feature fireplace. There is currently a stud wall placed in front of patio doors as the owners were planning to extend, however this could easily be removed to regain access and views across the garden. From the living room an open leads into a further reception space with wood flooring continuing through and a door back into the hallway. The kitchen is rear aspect with a range of wall and base-level units, space for appliances, and external side access. Completing the ground floor is a downstairs cloakroom with WC and hand basin.

Heading upstairs, you will find four double bedrooms two of which have built in wardrobes. The bedrooms are serviced by a generous family bathroom with tiled surrounds, bath with shower over, low level WC, pedestal hand basin and bidet.

Externally there is a large rear garden with flower bed borders and patio area for entertaining. To the front, there is a driveway leading to an attached garage.

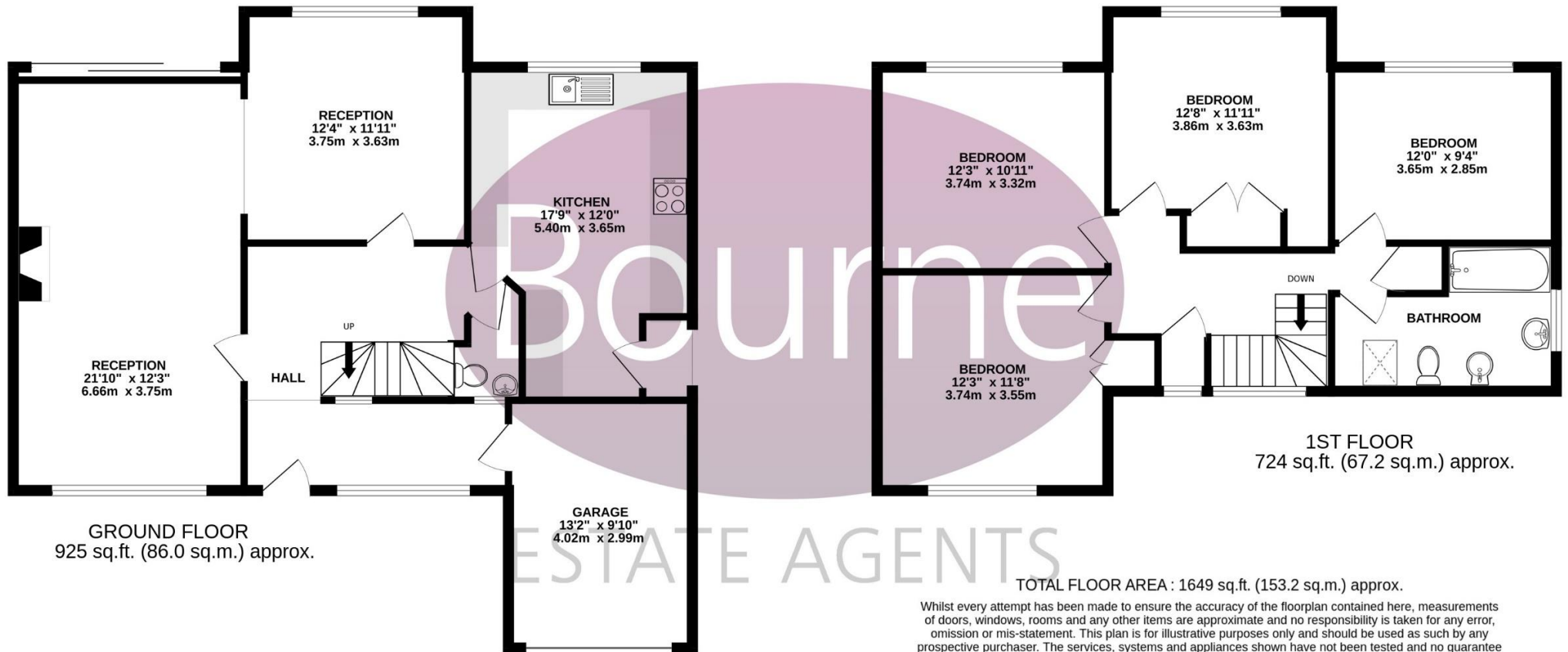
Planning permission was granted in 2018 for rear extension consisting of part double storey part single storey. Garage conversion into habitable room. First storey building over existing garage with new roof and Internal remodeling (RU.18/0951)

Council Tax Band G - £3,617.62pa

- Detached family home
- Four double bedrooms
- Large kitchen
- Spacious living room
- Separate dining room/study
- Integral garage
- Modern bathroom suite
- Large garden
- Driveway parking
- Cul de sac location



# Floorplan

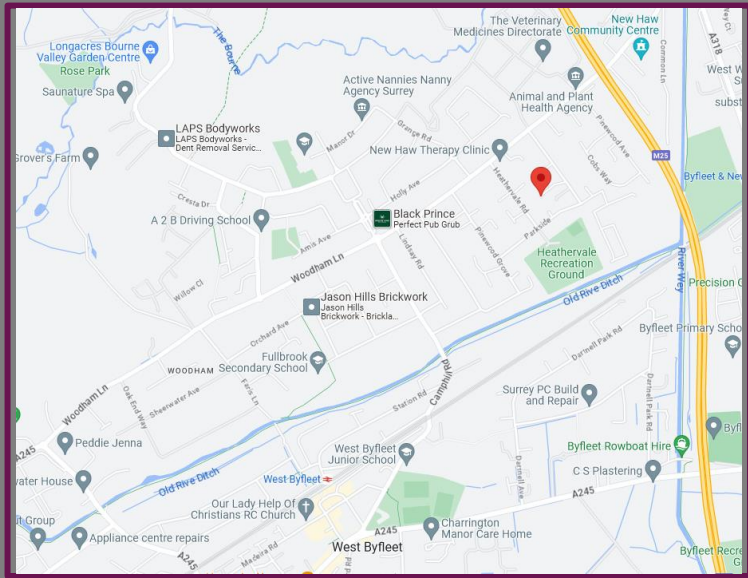


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Location

New Haw is an attractive commuter town southwest of London and lies just within the M25 motorway. Addlestone mainline station has a regular service to London Waterloo and the M25 (Junc. 11) is about 1 mile away giving access to the motorway network. The local area offers a good range of primary and secondary schools, including St Georges College, and there is a wide choice of recreational facilities including sport clubs and health centres such as Addlestone Health Centre.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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ADDLESTONE: First Floor, 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01932 500350 | Email: [addlestone@bournestateagents.com](mailto:addlestone@bournestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)