



Hayden Court, New Haw, Addlestone, Surrey, KT15 3BT

An absolutely stunning, two bedroom end of terrace house remodelled by our client to offer a modern open plan layout, two double bedrooms, two bathrooms and garden with recently added home office.

A covered porch with external storage leads to the front door opening into the hall. The hall with stairs to first floor opens into a fantastic open plan living/dining space. Bathed in natural light, this superb space features tiled flooring throughout leading to bi-folding doors overlooking the garden and a large front aspect window. A brand new kitchen has been fitted creating a sociable environment perfect for entertaining with a range of stylish navy units, quartz worksurfaces, integrated fridge freezer, washing machine, dishwasher, self-cleaning oven, induction hob and a breakfast bar with seating. The remainder of the ground floor space easily accommodates living and dining furniture and has a large understairs storage cupboard/pantry.

Upstairs there are two generous double bedrooms, the master with built in wardrobe space and luxury fitted en-suite shower room comprising; shower cubicle, low level WC, hand basin and towel rail. The second bedroom is serviced by an equally impressive shower room also with modern stylish fittings.

Externally the rear garden has a south/westerly aspect, side access and is low maintenance with patio area and artificial lawn which leads to garden office. The garden office is an enviable space for those working from home with electrics, soundproofing and insulation. To the front of the property there are well maintained communal gardens.

Further benefits include, ample residents parking, new internal doors and gas central heating with a modern combi boiler and new vertical radiators. The property is located approximately one mile from West Byfleet station and gives easy access to the m25 perfectly suiting commuters.

Council Tax Band C - £2,020.11

Leasehold - 945 years remaining

Service charge & Ground Rent- £1,320pa

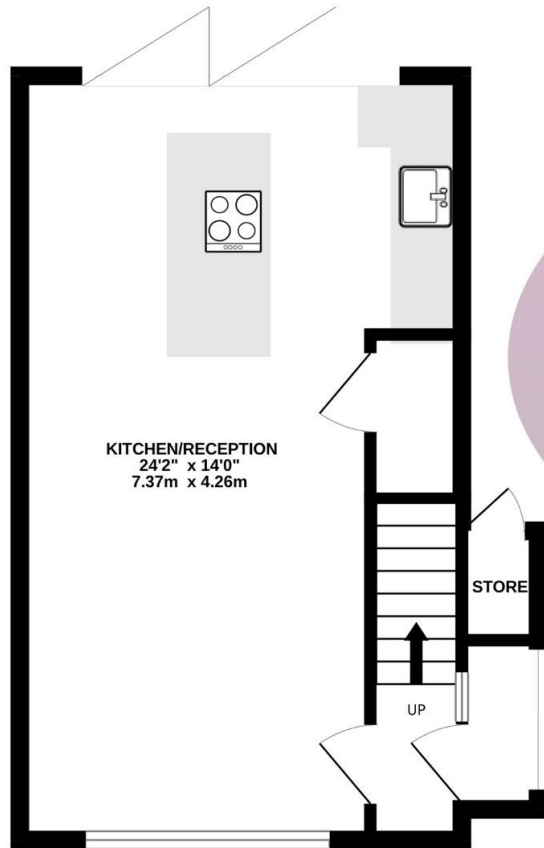
(Prices correct for 2024-2025)

- End of terrace house
- Two double bedrooms
- Two bathrooms
- Open plan kitchen/living/dining space
- Stylish modern fittings throughout
- Enclosed rear garden
- Garden office
- Residents parking
- Long Lease
- No onward chain



Floorplan

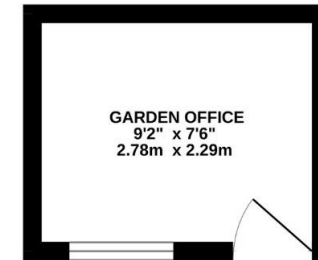
GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



GARDEN OFFICE
69 sq.ft. (6.4 sq.m.) approx.

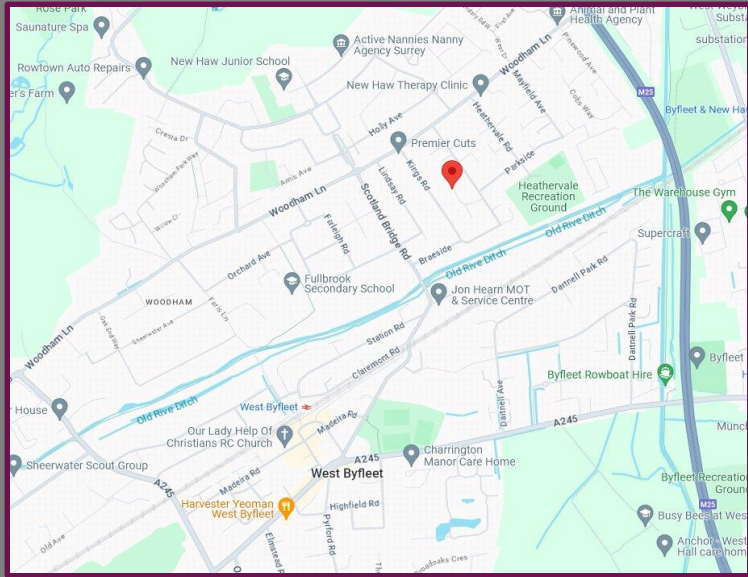


TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

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 Addlestone Health Centre.



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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