Surrey Abodes
Independent Estate Agents

14 FAIRWATER DRIVE, NEW HAW, ADDLESTONE, SURREY KT15 3LP

GUIDE PRICE £775,000



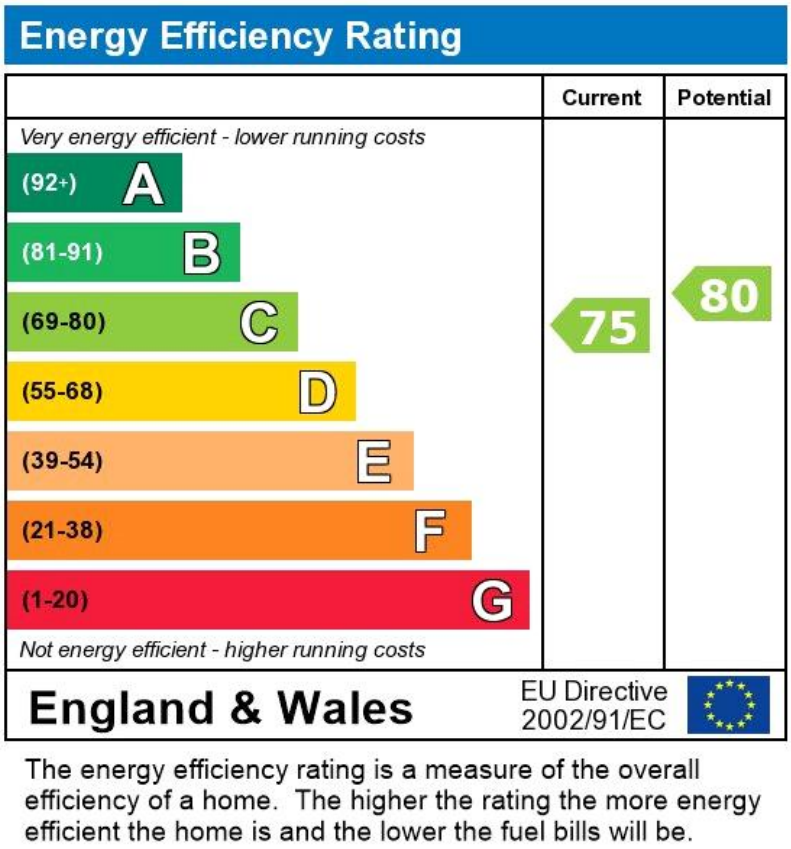
GENEROUS FOUR BED FAMILY HOME

PROPERTY REFERENCE CODE: RS0129

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Set at the end of a quiet cul-de-sac within a popular residential area in New Haw, this four-bedroom detached home offers an impressive amount of space both inside and out.

- DETACHED FAMILY HOME
- AN ABUNDANCE OF LIVING SPACE
- A PROPERTY TO PUT YOUR OWN STAMP ON
- FOUR DOUBLE BEDROOMS
- GARAGE & DRIVEWAY
- CUL DE SAC LOCATION



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

With plenty of scope to update and modernise further over time (subject to planning), this house presents an exciting opportunity to create a family home entirely your own.

From the outside, the property features mock-Tudor styling combining red brickwork with contrasting rendered panels and dark timber detailing. A driveway provides off-road parking for several vehicles, with scope to increase the parking area further if required. Newly installed windows and external doors give the exterior a smart finishing touch.

Stepping inside, the ground floor offers a choice of reception rooms, giving families the flexibility to create spaces that work around their individual needs.

Positioned at the front of the house is the separate dining room, a well-proportioned space with plenty of room for a large dining table and chairs. A front-facing window fills the room with natural light and for those who don't require a formal dining room, it could work equally well as a family room, snug or playroom. Alternatively, there may be exciting potential to open the room into the adjoining kitchen to create a large, open-plan kitchen/dining space, subject to any necessary planning consents.

To the rear, the main living room is a great size with ample space for a variety of seating arrangements. Recently redecorated, it has a fresh, neutral feel, while the feature fireplace creates a natural focal point. A large window draws in plenty of natural light and newly installed French doors open directly onto the rear garden.

The kitchen/breakfast room is another generously proportioned part of the home and provides plenty of

space for the practicalities of everyday family life. An extensive range of timber-fronted cabinetry offers excellent storage alongside generous worktop space and integrated appliances. There is also space to add an informal breakfast or dining table for more casual dining, and a side door provides direct access to the garden.

Further flexibility is provided by a separate study or hobby room, ideal for anyone working from home. A downstairs cloakroom is another welcome addition for a busy household, while internal access to the integral double garage adds further everyday convenience.

Heading upstairs, the sense of space continues, with four double bedrooms. New carpeting to the principal bedroom, landing and stairs also provides a fresh starting point for its next owners.

The principal bedroom is particularly impressive, offering excellent proportions with plenty of room for a large bed alongside freestanding furniture without compromising on space. Recently redecorated, it has a fresh and calming feel with plenty of natural light. Two sets of built-in wardrobes provide excellent hanging and storage space.

Adding further convenience is the principal bedroom's own en-suite bathroom fitted with a panelled bath with shower over, WC and pedestal wash basin.

The further three bedrooms are all well-proportioned doubles. Each benefits from built-in storage and offers plenty of space for a double bed alongside additional bedroom furniture. Their generous proportions also make them wonderfully versatile, whether needed as children's bedrooms, guest accommodation or perhaps a substantial home office.

Serving these rooms is the family bathroom, fitted with a panelled bath with shower over, WC and pedestal wash basin.

Outside, the generous rear garden is another real feature of the property. Predominantly laid to lawn, there is plenty of space for children to play, while mature trees and bushes provide natural screening around the boundaries creating a lovely sense of privacy.

Several paved areas provide a choice of places to sit and enjoy the garden throughout the day, including a sunken, paved BBQ area at the foot of the garden.

Completing the property is the integral double garage, providing valuable parking, storage and practical space alongside the driveway to the front. For buyers looking to adapt a home around their needs over time, the garage may also present interesting potential for conversion or incorporation into the main accommodation, subject to any necessary planning permission and building regulations.

Everyday essentials are well catered for in New Haw, with a selection of local shops and services along The Broadway, while Addlestone, West Byfleet, Weybridge and Brooklands provide a wider choice of supermarkets, cafés, restaurants and retail facilities.

For commuters, one of the biggest advantages of this particular location is its proximity to Byfleet & New Haw railway station, just six minutes walk away, offering direct services towards London Waterloo. West Byfleet and Weybridge stations are also within easy reach, while road connections are equally convenient, with straightforward access to the M25 and wider motorway network.

Families are well served by a choice of nearby schools, including Byfleet Primary School, The Grange Community Infant School, New Haw Junior School and Fullbrook Secondary School.

When it comes to green spaces, the River Wey Navigation and Basingstoke Canal meet close to New Haw Lock, opening up miles of scenic towpaths for walking, running and cycling through some beautiful stretches of Surrey countryside. Nearby parks and open spaces provide further opportunities for recreation, making it easy to escape into nature without travelling far from home.

Viewings are highly recommended and by appointment only.

Council Tax Band: G (Runnymede Borough Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Front Garden, Rear Garden
Electricity supply: Mains

Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: Cable, FTTP







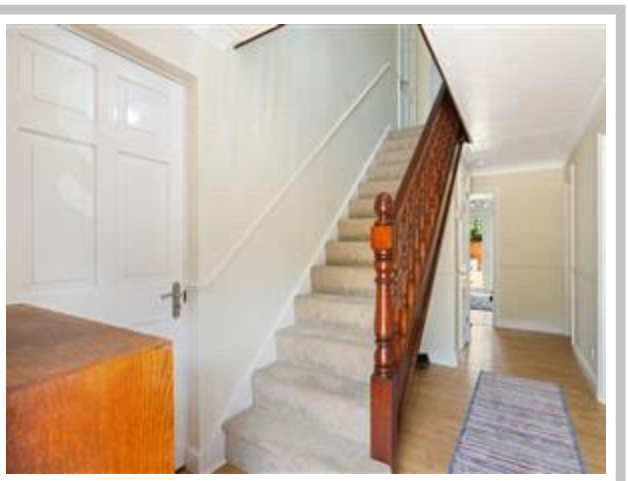










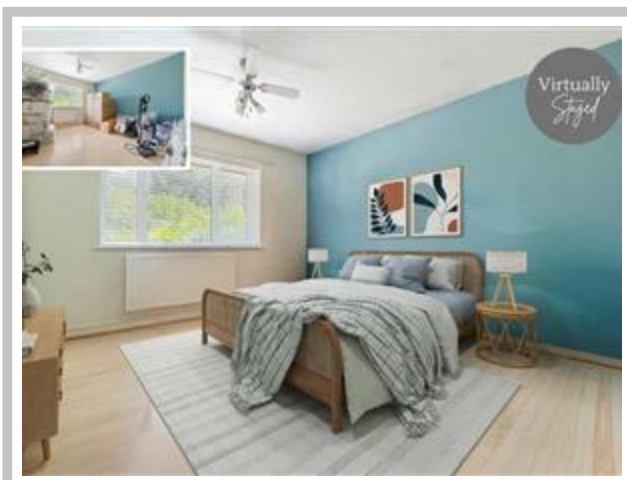


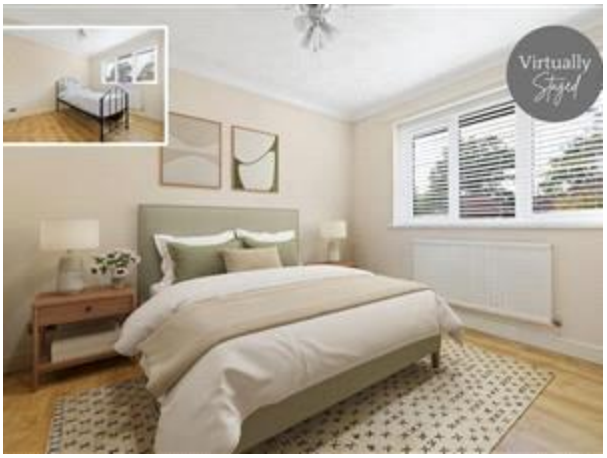


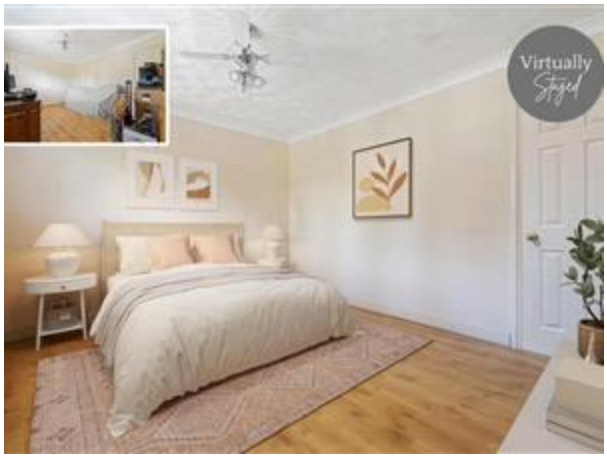







Virtually
Staged


Virtually
Staged


Virtually
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<u>TENURE</u>: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.