

Seymours

Holly Avenue
New Haw, Surrey, KT15 3UB

£530,000 Asking Price

Property details

- 3 bedrooms
- 2 baths
- EPC Rating E
- 1104 sq. ft
- West Byfleet 0.9 miles

Situated in the heart of New Haw, this beautifully presented 3 bedroom semi-detached family home offers deceptively spacious and versatile accommodation, perfectly suited to modern family living. Ideally located within a short walk of West Byfleet mainline station, the property also benefits from easy access to some of the area's most highly regarded schools, including West Byfleet Junior School, The Grange Community Infant School, and New Haw Junior School.

The ground floor features a bright and welcoming front-aspect living room, creating the perfect space to relax and unwind. Double doors lead through to the impressive open-plan kitchen and dining room, providing an excellent hub for family life and entertaining. From here, further doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property offers 2 generous double bedrooms, including a principal bedroom with built-in wardrobes, a well-proportioned 3rd bedroom, and a modern family bathroom.

Outside, the delightful rear garden provides a wonderful space for children to play and for outdoor entertaining during the warmer months. A particular highlight is the detached annex, complete with its own shower room, offering excellent flexibility as a guest suite, home office, gym, or studio.

Combining spacious accommodation, versatile living space, excellent schooling and superb transport links, this attractive family home presents a fantastic opportunity for buyers seeking both convenience and lifestyle in a desirable residential location.

Transport Links
West Byfleet 0.9 miles
Byfleet and New Haw 0.85 miles
Weybridge 2.04 miles

Schooling Facilities
Primary
New Haw Community Junior School
West Byfleet Junior School
Byfleet Primary School

Secondary
Fullbrook School
Jubilee High School

Council tax band: Tax band E
Local authority: Runnymede Borough Council
Tenure: Freehold

Viewings
by appointment only
01932 354494 / westbyfleet.admin@seymours-wba.co.uk

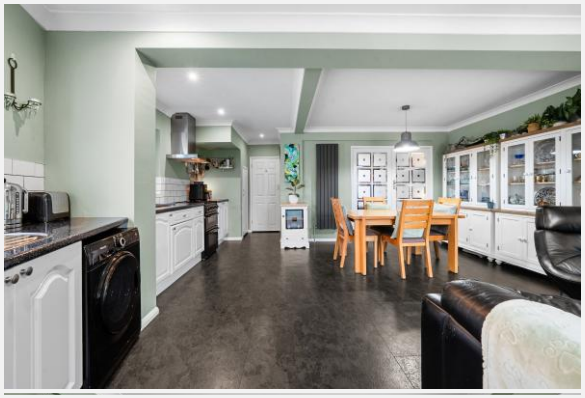




Beautifully presented

Bright and welcoming

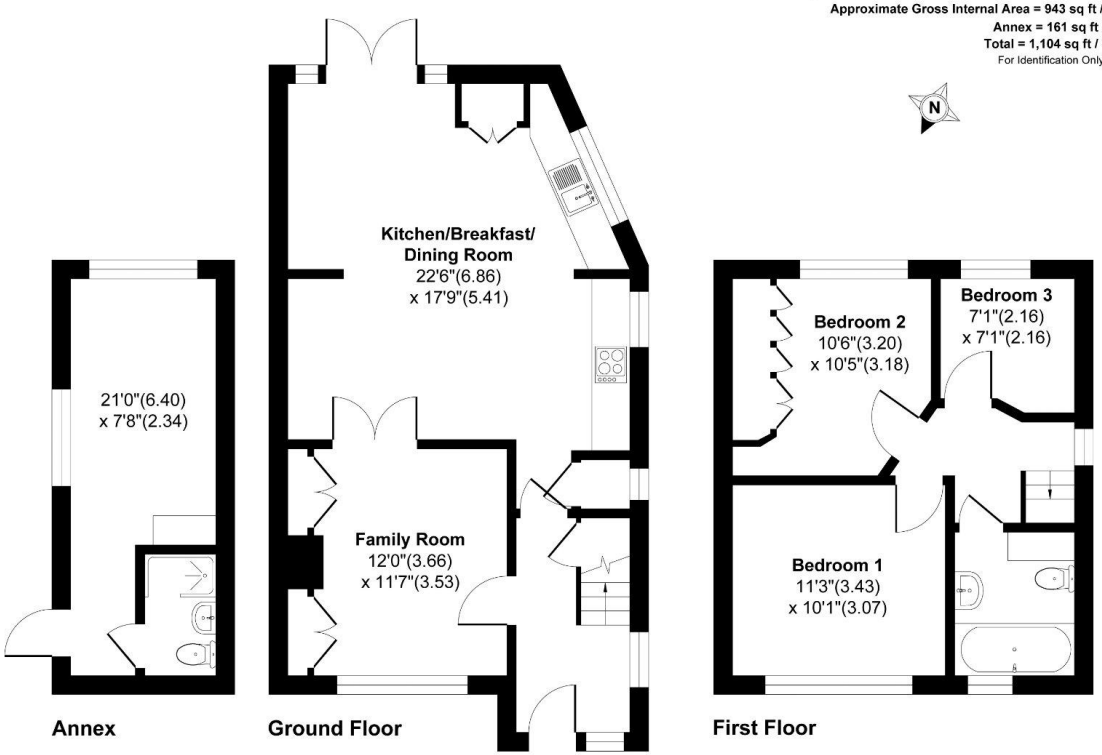




Floorplan

Holly Avenue, New Haw, Surrey, KT15

Approximate Gross Internal Area = 943 sq ft / 87.60 sq m
Annex = 161 sq ft / 14.95 sq m
Total = 1,104 sq ft / 102.55 sq m
For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residentional). Produced for Seymours Estate Agents by FJcam Productions.







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