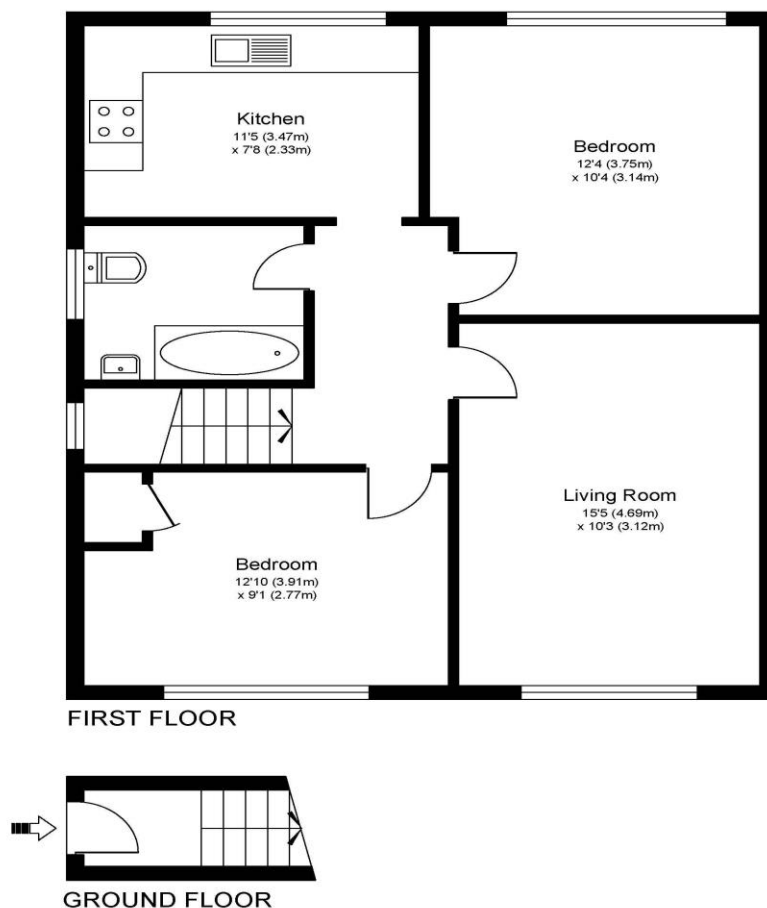




88 Copthall Way New Haw Surrey KT15 3TU

£318,000





Approximate Gross Internal Floor Area: 61 m sq / 655 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A two-bedroom first floor maisonette with private garden and long leasehold of 130 years +.

Internally this is a great home with nice size rooms and plenty of windows giving lots of natural light. The living room and kitchen are separate rooms, and you have two good double bedrooms. The bathroom and kitchen are both in good order and there is access to a large loft space which we believe has potential to extend into subject to the normal planning permissions. You also have double glazing and gas central heating. Externally you have easy access into your private garden. The garden is a lovely space and feels private hidden away from the world. The leasehold to this property is well over 100 years remaining with a low ground rent and service charge, making this a very sensible long-term investment. A great home that is well located in the popular village of New Haw. You are not far at all from the Broadway Shops, a local park and popular schools both junior and primary. New Haw itself is a popular spot, the road links are good from here with easy access to Junction 11 of the M25 not far away. You also have the choice of two Mainline train stations to use with both West Byfleet & Byfleet and New Haw within proximity. Our owner has also used this property previously as a rental on Air BnB with great success. EPC TBC



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.