



8 Eden Close, New Haw, Surrey, KT15 3BZ

Price Guide £635,000

- Four bedroom family home
- Double width garage
- Off street parking
- Situated in a quiet cul-de-sac

8 Eden Close, New Haw KT15 3BZ

Situated in the tranquil cul-de-sac of Eden Close, New Haw, this charming semi-detached house presents an ideal family home. Boasting four spacious bedrooms, this property offers ample room for a growing family.

The generous reception room further enhances the living space, creating a warm and inviting atmosphere for relaxation.

In addition to the well-appointed bedrooms, the house features two modern bathrooms. The property also benefits from a double width garage, providing secure parking and additional storage options.

Eden Close is a peaceful location, making it an excellent choice for families seeking a quiet neighbourhood while still being within easy reach of local amenities and transport links. This delightful home combines comfort, space, and a prime location, making it a must-see for prospective buyers.



Council Tax Band: E



Front garden

Off road parking for up to three cars, access to the double width up and over garage door and side gate to garden. Set behind a low level brick wall offers a front garden mostly laid to lawn and block paved driveway leading to the lovely family home.

Hallway

Composite front door leading to the spacious hallway that benefits from engineered wood floor, down lights, double glazed front aspect window, floor to ceiling double built in cupboard fuse board under the stairs and doors leading to the lounge, kitchen and cloakroom.

Cloakroom

White built in low level toilet, double glazed window with obscured glass, circular hand basin built into a vanity unit with tiled splash back.

Lounge

Light and bright lounge with a double glazed bay window, continuation of the engineered wood floor, York stone fireplace with a wooden mantelpiece. Down lights, radiators, ample space for a large settee and dining table, double glazed window and full glass door leading to the garden. Glass panel door leading to the kitchen.

Kitchen

Situated at the rear of the property, this lovely size kitchen offers a vast amount of matching cream eye and base level cupboards with solid wood work top creating a breakfast bar. Integrated dishwasher and washing machine, 6 gas burner Rangemaster cooker, space for separate tumble dryer and tall fridge freezer, Worcester boiler discreetly positioned in a cupboard. Downlights, butler sink situated below a double glazed window and further double glazed patio door to the garden.

Stairs

Carpeted staircase to the first floor and landing, loft access via a loft ladder, ceiling light and doors leading to the bedrooms and bathroom.

Master bedroom

Generous size master bedroom with a wall of built in wardrobes, radiator, ceiling light, carpet and double glazed window overlooking the front garden. Door leading to the en-suite shower room.

En-suite

Large shower enclosure with floor to ceiling tiles, thermostatic shower, double glazed window with obscured glass, towel rail and extractor fan.

Bedroom two

Large bedroom with a double glazed bay window with built in storage overlooking the entrance, cupboard housing the water tank, carpet, radiator and central ceiling light.

Bedroom three

Situated at the rear of the property, this lovely double bedroom offers ample space for a King size bed, wardrobes and drawers. Carpet, ceiling light, radiator and double glazed window.

Bedroom four

Single bedroom with overstairs storage cupboard, carpet, radiator, ceiling light and double glazed window.

Bathroom

Matching white bathroom suite comprising of a P shape bath, monsoon shower head and curved screen. Low level toilet, basin built into a vanity unit, double glazed window with obscured glass, vinyl floor, towel rail and floor to ceiling tiles.

Garden

Superbly landscaped to create two patio areas, one accessed via the lounge and the further circular patio with white pebble stones. Outside tap, light, mostly laid to lawn and door leading to the double width garage and office.

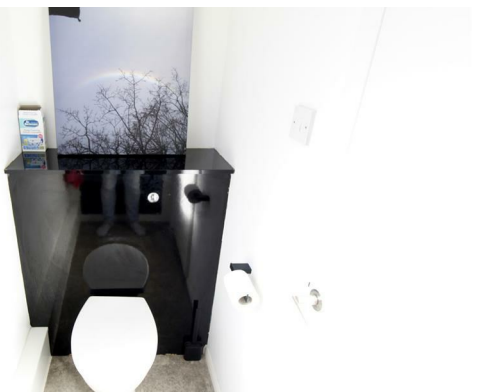
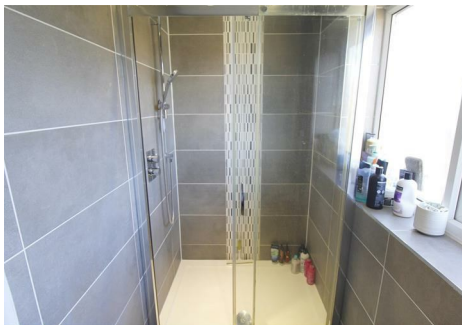
Garage

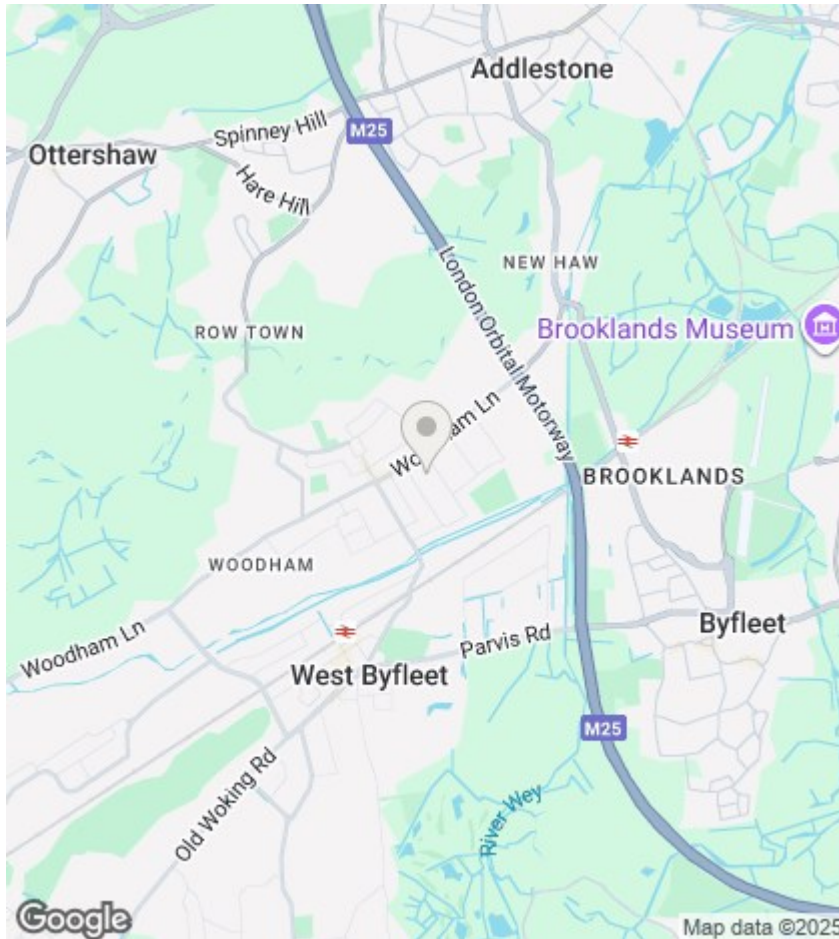
Double width garage with up and over door, light, power and pitched roof.

Office

Suitable office space with light, power and internet connection.







Directions

The Broadway Head south-east on The Broadway towards Holly Ave At the roundabout, take the 1st exit onto Woodham Ln/B385 Turn right onto Pinewood Grove Eden Cl, Addlestone

Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

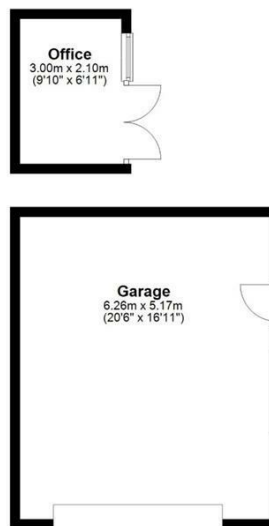
EPC Rating:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

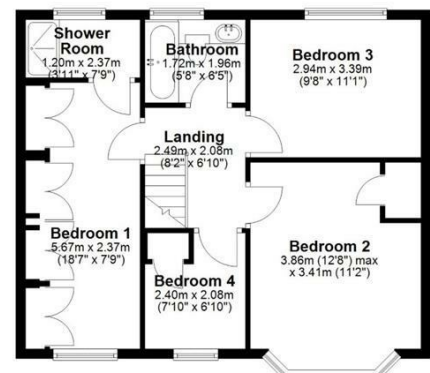
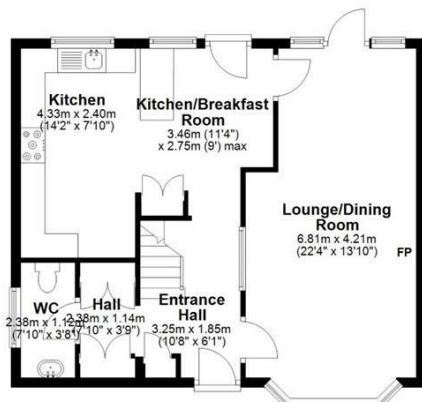
First Floor

Approx. 94.2 sq. metres (1013.8 sq. feet)



Ground Floor

Approx. 61.0 sq. metres (656.2 sq. feet)



Total area: approx. 155.1 sq. metres (1670.0 sq. feet)