



10 Eaves Close, New Haw, Surrey, KT15 2BF  
Asking Price £779,950 FREEHOLD

A wonderful and well-presented 4 bedroom detached family house located in this popular and secluded cul-de-sac with a garage and mature landscaped west facing rear garden. This property has access onto heathland at the rear.





## DESCRIPTION

A wonderful and well-presented 4 bedroom detached family house located in this popular and secluded cul-de-sac with a garage and mature landscaped west facing rear garden. This property has access onto heathland at the rear where deer and other wild life can be seen and it is a short drive to Byfleet and New Haw mainline stations (35mins to Waterloo). No onward chain.

council tax £3,282.67

Service charge £525.00 pa

## AT A GLANCE

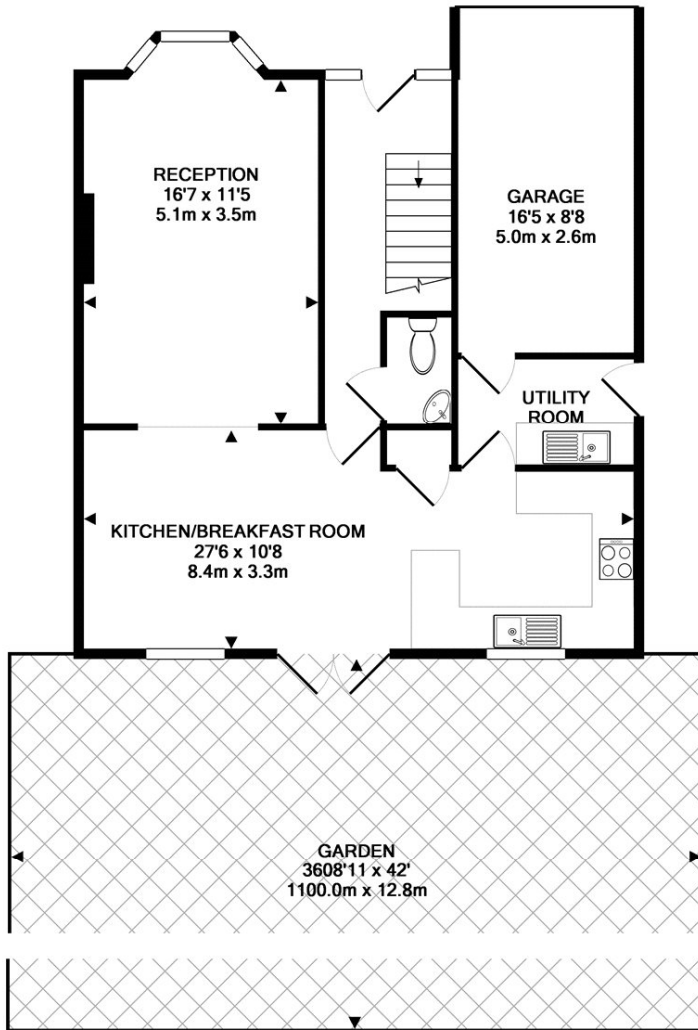
Detached house  
 Private Road  
 4 double bedrooms  
 2 Bathrooms  
 Large Kitchen diner  
 Sunny Rear garden  
 Garage  
 Driveway

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

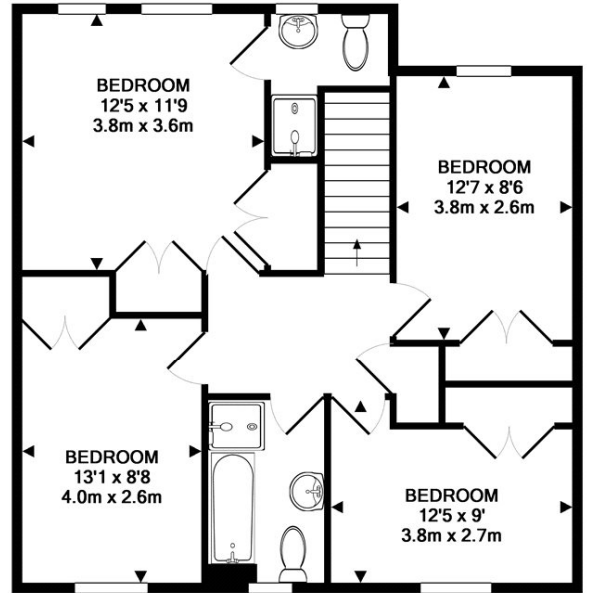




**COUNCIL TAX F**  
**LOCAL AUTHORITY** Runnymede Council  
**MAINTENANCE**



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 752 SQ.FT.  
 (69.9 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 690 SQ.FT.  
 (64.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1442 SQ.FT. (134.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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