

12 Hayden Court
New Haw
Addlestone
KT15 3BT





12 Hayden Court

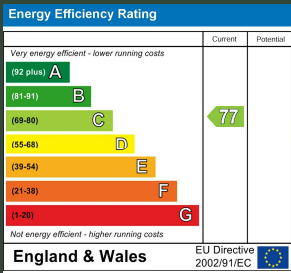
£295,000

Found in a peaceful, leafy retreat and quietly set back, this home provides a rare feeling of seclusion and calm. Despite being moments from New Haw and within easy reach of the mainline station, the atmosphere here at Hayden Court feels refreshingly removed - green, peaceful and wonderfully settled.

- Ideal central location for New Haw shops, amenities, park & mainline station (Waterloo within half an hour)
- Tucked back setting within Hayden Court - relaxing canal & dog walks just around the corner
- Duplex maisonette set across two levels with a ground-floor entrance creating a house-like feel
- Sociable first-floor layout with a kitchen/diner, adjoining living/dining room overlooking quiet close
- Top floor - 2 generous double bedrooms, one currently used as a home-working office & stylishly finished bathroom with separate shower
- Secluded garden shared with just one other home, offering a rare amount of outdoor space & presenting an opportunity for improvement
- Convenient off-street parking within Hayden Court
- EPC: C / Council Tax Band: C
- Long lease remaining: 970 yrs & accommodating of pets

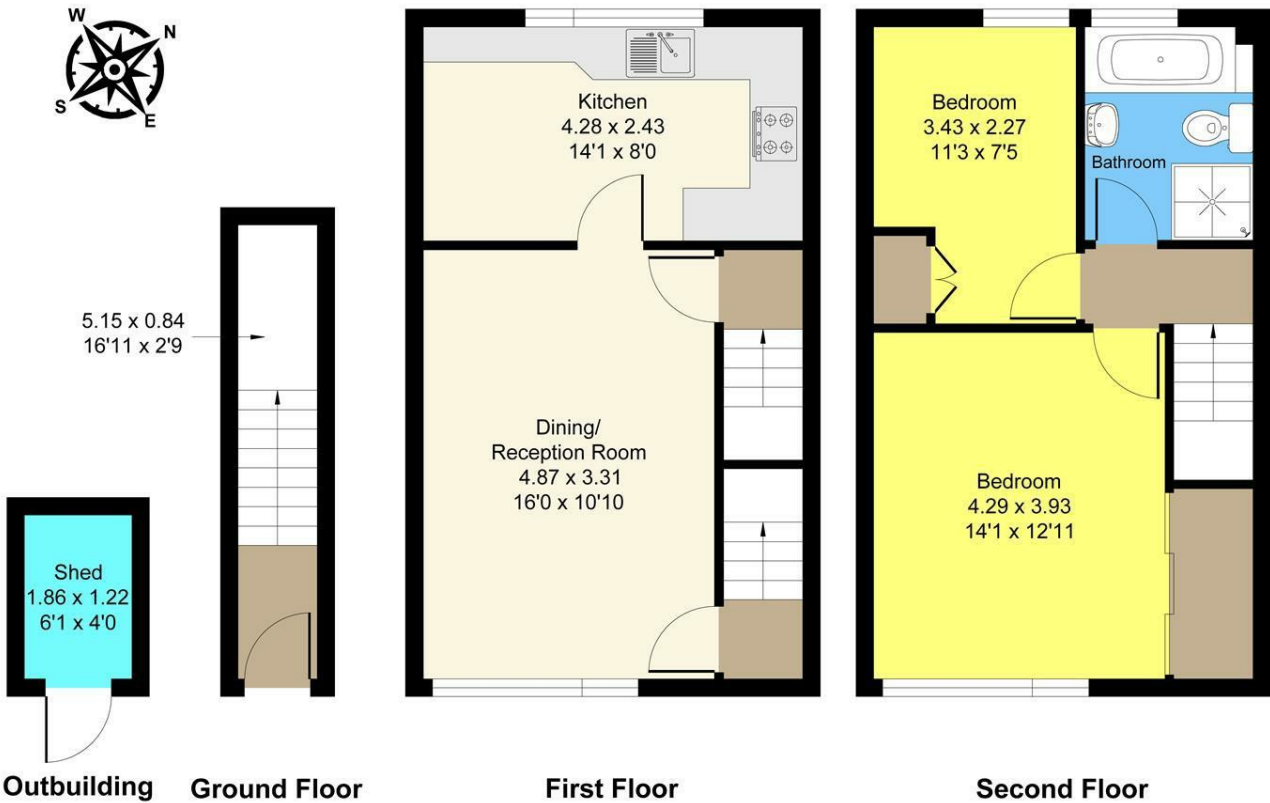
Local Authority
Runnymede

Council Tax Band
C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Haydon Court



Marketed By Mint Homes Ltd

TOTAL FLOOR AREA : 70.69 sq.m. (761 sq.ft.) approx.

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