



Dartnell Avenue
West Byfleet, Surrey KT14 6PL
Guide price £1,350,000



SURREYESTATES

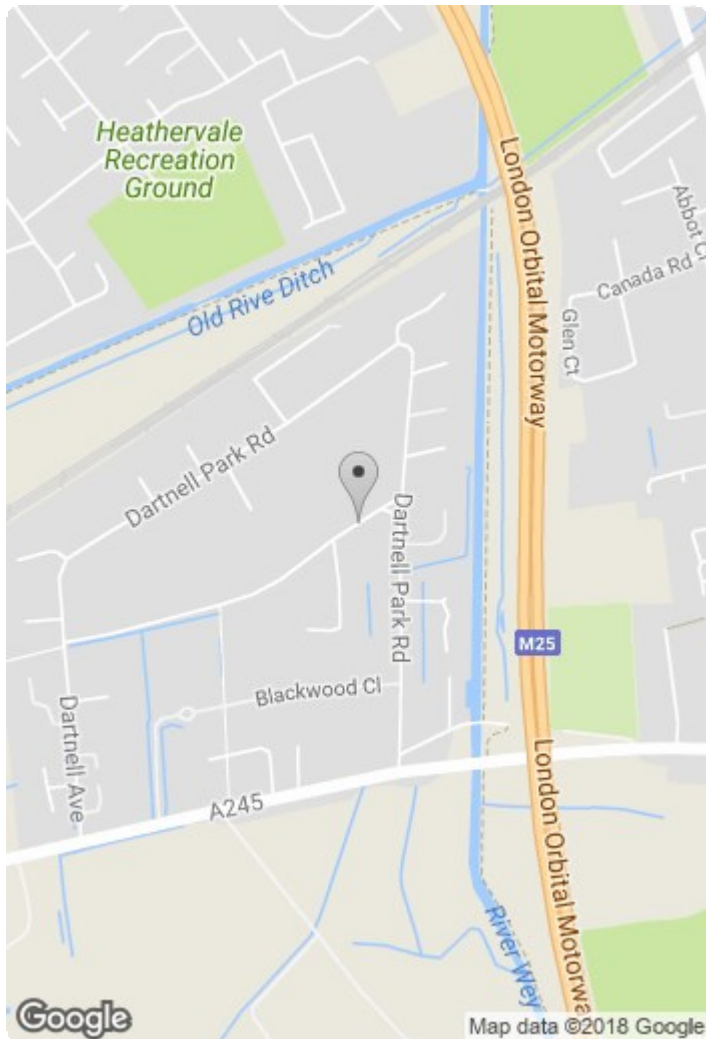
Beautifully maintained by the current owners, this light and spacious, five bedroom, four bathroom, detached character home provides well balanced and spacious accommodation and is situated in this highly sought after location.

Upon entering the ground floor, the reception hall leads to two reception rooms and large kitchen/breakfast/family room. The generous sized living room with windows and doors opening to the rear gardens and also the dining room which is situated to the front of the property. A newly fitted wc and shower room can also be found on the ground floor. The property was extended approximately two years ago to provide the stunning kitchen/breakfast/family room which is very well equipped and incorporates high quality built-in appliances and a central island. This room is naturally very light due to large bi-folding doors which open out onto the rear garden and also a cleverly incorporated sky light to the ceiling. This room has a built in sound system which is also wired into the master bedroom should this be required. The utility room is located via the kitchen and provides wall to ceiling units offering excellent storage space and room for built in appliances.

To the first floor the master bedroom with en-suite bathroom and dressing area can be found. This room has the added benefit of doors leading out to a Juliette balcony overlooking the rear garden. Stairs to the loft area which is fully boarded and lit can also be accessed via the master suite. This area could easily lend itself to further accommodation. A further four double bedrooms and two shower rooms can also be found on the first floor.

Externally, the property is approached via a horseshoe driveway which provides ample parking and leads to the spacious front gardens and a large detached garage. To the rear of the property is a beautifully maintained lawned garden and patio area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	58
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

