



2 Chestnut Walk, Byfleet, Surrey, KT14 7QF

Price Guide £275,000

- Well presented end terraced one bedroom house.
- Gas central heating.
- Allocated parking at the rear of the property.
- Double glazed throughout.
- Modern kitchen with integrated appliances.
- Freehold

2 Chestnut Walk, KT14 7QF

Modern end terraced one bedroom house ready to move in to. Recently refurbished well designed kitchen that is open plan to the lounge benefiting from an abundance of natural light.

This superb home is situated in the heart of Byfleet Village with immediate access to the local shops including convenience stores, post office, takeaways, Tesco's and restaurants.

Chestnut Walk is approximately 15 minute walk to Byfleet and New Haw station offering a direct link to Waterloo.



Council Tax Band: C



Front garden

South Facing front garden mostly laid to lawn with block paved footpath leading to this lovely one bedroom end terraced house. Established Chestnut tree, outside tap, external storage cupboard housing the fuse board and external socket for the lawn mower. UPVC front door leading to the modern lounge and open plan kitchen.

Lounge

Light and bright lounge befitting from large double glazed window with southerly aspect, light oak engineered wood floor, ample electrical sockets, ceiling light, radiator, open plan to the modern kitchen with a light ash large breakfast bar and ample space for two bar stools.

Kitchen

Well designed kitchen offering seamless modern white under counter cupboards and tall eye level cupboards including a plinth drawer. All appliances integrated including a washer/dryer, under counter freezer and separate under counter fridge, induction hob with electric oven and extractor fan. Continuation of the light ash formica work top provides ample space for preparing meals. Glass splash back and further feature tile effect splash back. Valiant conventional boiler, Large double glazed window situated above the stainless steel sink and drainer and full depth under stairs cupboard.

Stairs and landing.

Luxury grey carpets leading to the first floor and landing. Loft access via a loft ladder to a part boarded loft with light. White doors leading to the bathroom and bedroom.

Bathroom

Part tiled walls, bathroom suite comprising of a large panel bath with electric Mira shower over bath, shower screen and hand basin with chrome mixer taps. Low level toilet, white heated towel rail, tiled floor, central ceiling light and large double glazed window with obscured glass.

Bedroom

Double bedroom with a large South facing double glazed window with fitted blinds, light oak engineered wood floor and central ceiling light. Corner wall of mirrored wardrobes, space for a set of drawers, radiator and large built in airing cupboard housing the water tank and shelves.

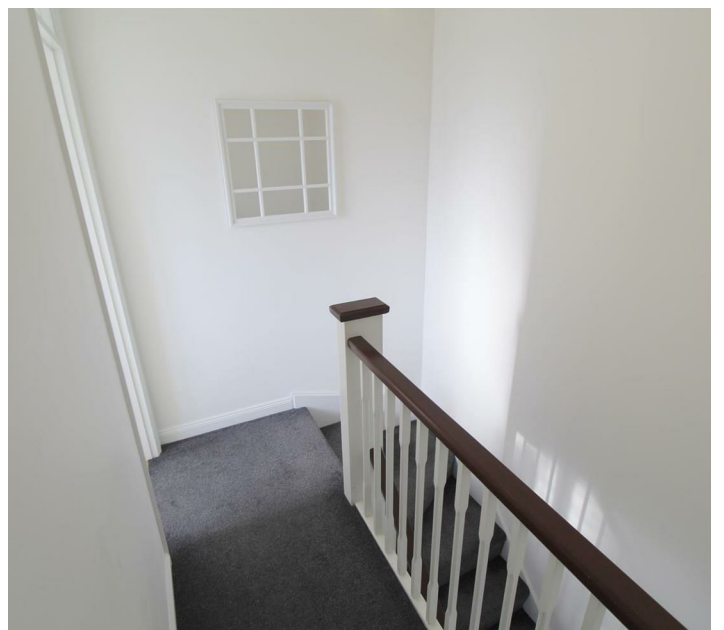
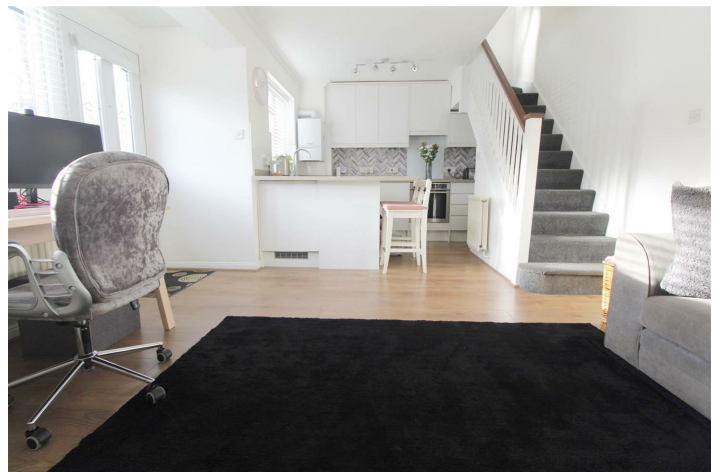
Parking

Allocated parking space for one car and two further visitors parking spaces available accessed via the side footpath to the rear of Chestnut development.

Outgoings

No Service charge or Ground rent.

£45 per annum is for the buildings insurance and public liability for the residents association.







Directions

Coming into Byfleet via the A245 from West Byfleet, at the roundabout take the 3rd exit onto the high road, at the next roundabout take the 1st exit and stay on the high road. Chestnut Walk will appear on your left with parking accessed via Royston road, the first left turning after Chestnut Walk. Please park in a visitor bay.

Viewings

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

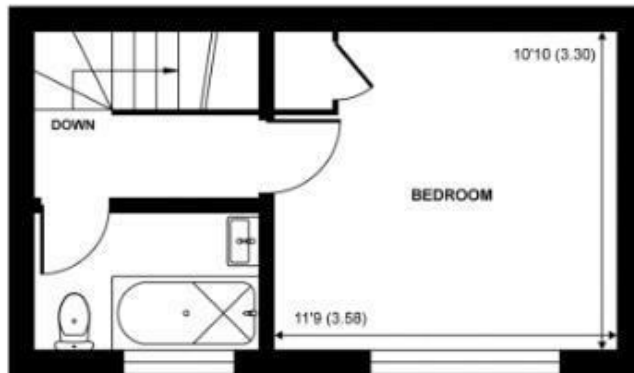
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 453 sq ft / 42 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR