



10 Hart Road, Byfleet, West Byfleet, KT14 7NQ

Price Guide £445,000

- Large 1930's End Terrace House
- Two Reception Rooms
- Potential To Extend To Side & Rear s.t.p.p
- Large Driveway Providing Parking For 5 Cars (Front to Side Behind Gates)
- Two Double Bedroom
- Large Rear Garden In Excess Of 100ft Approx.
- Immaculately Presented

10 Hart Road, West Byfleet KT14 7NQ

Fantastic location for shops, buses and train links to London and Waterloo via Byfleet and New Haw Station. Byfleet Village is a family friendly community that offers beautiful rural walks along the River Wey nearby and the Basingstoke Canal. Boating club and horse riding lessons are in the village. Perfect village for families along with great schools of all years. St Marys primary school is within walking distance and Byfleet Primary School are within easy reach, secondary schools are nearby.



Council Tax Band: C



Driveway

Pressed concrete driveway offering ample parking for three cars and further parking behind the double width gates to the garage and garden.

Hallway

White UPVC front door with glass panels leading into the hallway with radiator, carpeted staircase to the first floor, ceiling light and door leading to the lounge.

Lounge

Light and bright lounge with laminate wood floor, open fireplace on a black granite hearth, thermostat, radiator, large double glazed bay window allowing an abundance of natural light. Bi-folding door leading to the kitchen.

Kitchen

Well designed kitchen with a vast amount matching wood eye and base levels cupboards, formica worktop and space for a breakfast bar. Electric hob and oven with extractor fan, integrated fridge/freezer, and space for washing machine and dishwasher. Stainless steel sink and drainer with telescopic tap, large under stairs built in cupboard housing the Valliant combi-boiler and ample space for storage. Double glazed window overlooking the conservatory and garden and a full length double glazed door to conservatory.

Conservatory

Designed to be used all year round with a solid roof, wood floor and underfloor heating, radiator and double doors leading the garden.

Staircase and landing

Carpeted staircase to the first floor and landing. Side aspect double glazed window with obscured glass, doors leading to the bedrooms and bathroom.

Master bedroom

Generous size master bedroom situated at the front of the property with ample space for a superking bed, wardrobes and drawers. Double glazed window, radiator, central light and large storage cupboard over the stairs.

Second bedroom

Double bedroom, wood floor, central ceiling light, radiator, tall built in cupboard with shelves, radiator and a double glazed window overlooking the garden.

Bathroom

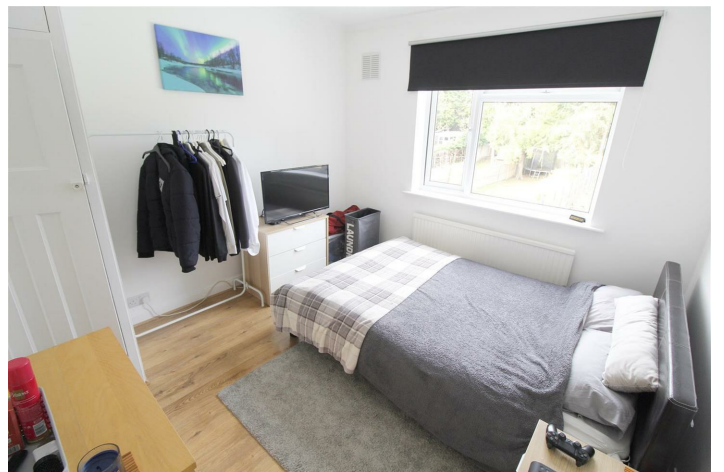
Immaculately presented floor to ceiling tiled bathroom with vinyl wood effect floor, white bathroom suite comprising of a large panel bath with shower attachment and shower curtain, basin on a pedestal and low level toilet. Double glazed window with obscured glass, central ceiling light and chrome towel rail.

Garage

Single garage with up and over door. Light and power.

Garden

Over 100ft long garden with a established Camellia tree and selection of shrubs. Pretty seasonal flower beds, mostly laid to lawn, raised pond, patio area and further sections of garden including a raised vegetable area and further seating area at the end of the garden. Original coal bunker suitable for wood store and a small covered bin area, outside tap, motion light and further light and double width gates to the front.







Directions

Head east on Parvis Rd/A245 towards Queens Ave. Go through 1 roundabout. At the roundabout, take the 3rd exit onto Oyster Ln. At the roundabout, take the 1st exit onto High Rd. Turn right onto Brewery Ln. Turn right onto Hart Rd. Destination will be on the right.

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			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 753sq ft. (70.0 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 a guide for any prospective purchase. 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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