



36 Grasmere Way, Byfleet, Surrey, KT14 7BU

Price Guide £460,000

- End of chain
- Tranquil garden
- Garage
- Three bedroom family home
- Light and bright lounge

36 Grasmere Way, KT14 7BU

Stunning three bedroom extended family home, this beautiful house has been upgraded with attention to detail to the solar lighting, bamboo floor and high specification appliance's.

Situated in the family friendly location of Gramsere Way, with private access to the River Wey, football pitch, compost heap and bonfire.

This lovely community offers social events plus a residents association with regular meetings.



Council Tax Band: D



INTRODUCTION

Unique to the rental market, this lovely house has been upgraded to a high specification including the appliances, lighting within the kitchen/lounge, light wells to provide an abundance of natural light. This property benefits from being in a quiet and residential location set in amongst 6 acres of woodland and access to the River Wey and beautiful Towpath walks. All residents have fishing rights, availability to use the compost heap, children's football pitches and to appreciate the well manicured communal gardens that wrap around the residential houses adding greenery and a leafy outlook.

ENTRANCE

White UPVC front door leading to this beautiful home. Bamboo wood floor, white walls, ceiling light and door leading to the cloakroom.

CLOAKROOM

White cloakroom suite comprising of a low level toilet, contemporary hand basin with chrome mixer taps, floor to ceiling tiles with feature border. Double glazed window with obscured glass.

LOUNGE

Fantastic size living room the benefits from a wall of double glazed patio doors leading out onto the garden, bamboo flooring, down lights, separate hanging dining lights suitable for a dining area. This superb lounge offers an abundance of natural light from the open plan kitchen and spacious lounge.

KITCHEN

This kitchen certainly earns the "WOW" factor, granite worktops throughout, modern and well designed matching eye and base level cupboards, High specification appliance's including two electric ovens, integrated dishwasher and washing machine. stainless steel inset sink below a large double glazed window. Granite tiled floor, plinth lighting and further downlights. Granite breakfast bar and open plan to the lounge.

STAIRS

Carpeted staircase with glass panels and modern light tunnels with additional downlights. Doors leading to the bedrooms and bathroom. Two large cupboards one housing the warm air heating system and the other for storage.

MASTER BEDROOM

Situated at the front of the property this large master bedroom benefits from built in wardrobes, carpet and a large double glazed window overlooking the entrance.

SECOND BEDROOM

Adjacent to the master this similar size bedroom is situated at the rear of the property with a large double glazed window overlooking the rear garden and a leafy outlook. Carpet, central ceiling light and ample electrical sockets

THIRD BEDROOM

Large third bedroom with built in cupboards, laminate floor, double glazed window overlooking the garden, central ceiling light and double doors to the hallway.

BATHROOM

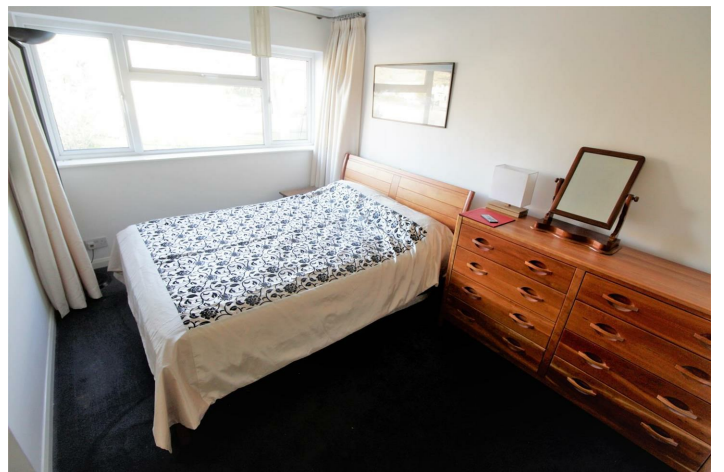
Light and bright bathroom with a large panel bath and power shower, oval hand basin built into a vanity unit, tiled floor, central ceiling light, double glazed window with obscured glass and a low level toilet built into the vanity unit.

GARDEN

Low maintenance garden accessed via the large double glazed patio doors from the lounge, established flower beds with seasonal shrubs, small garden shed and a gate leading to the footpath at the rear.

Garage

Single garage in a nearby block with new roof.







Directions

Situated off High Road, left into Grasmere Way following round to the right and tucked away in a quiet cul de sac.

Viewings

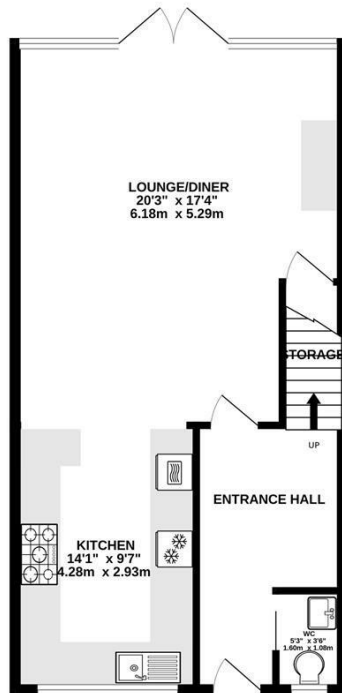
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

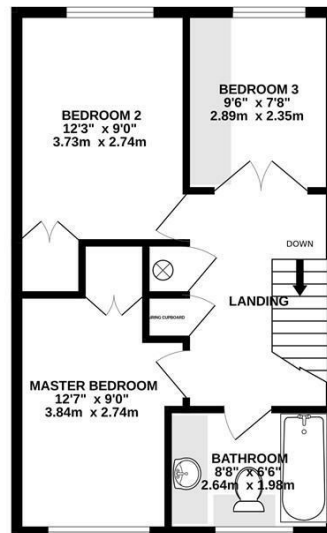
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA - 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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