



8 Loxley Close, Byfleet, Surrey, KT14 7GA

Price Guide £539,950

- Three bedroom family home in a gated development
- Master bedroom with en-suite
- End of chain
- South facing garden
- Garage with light and power
- Allocated parking space

8 Loxley Close, KT14 7GA

Desirable location in a quiet residential gated development in Byfleet Village. This property is offered to the market end of chain and benefits from three bedrooms, two bathrooms and South facing garden. Garage in a block nearby and allocated parking space.



Council Tax Band: D



Front entrance

Established shrubs and bushes with footpath and allocated parking space welcoming you to this lovely three double bedroom house.

Hallway

Beautiful hallway with carpet, radiator, down lights, understairs cupboard, alarm, thermostat, high specification wide doors leading to the lounge, cloakroom and kitchen.

Kitchen

Well designed kitchen with a vast amount of matching eye and base level cupboards and generous formica worktop with tiled splash back. Four burner gas hob, electric oven and extractor fan. Space for a tall fridge freezer, washing machine and full size dishwasher. Stainless steel sink and drainer situated below the double glazed window overlooking the front garden. Tiled floor, down lights, under cupboard lighting, breakfast bar with space for bar stools and Glow worm boiler discreetly positioned in a cupboard.

Lounge

Light and bright spacious lounge with carpet, central ceiling light, two radiators, wood mantelpiece with granite hearth and space for electric fire. Double glazed window and patio doors leading to the garden.

Cloakroom

Wide solid door leading to the larger than average cloakroom, white low level toilet, corner hand basin on a pedestal, extractor fan, radiator, tiled floor and ceiling light.

Stairs and landing

Carpeted staircase leading to the landing with loft access, down lights, smoke alarm and doors leading to the bedrooms and bathroom.

Master bedroom

Generous size master bedroom situated at the front of the property with two double glazed windows, carpet, radiator, large built in cupboard, down lights and door leading to the en-suite bathroom.

En-suite to master

Large tiled shower enclosure with thermostatic shower, hand basin built in to a vanity unit with cupboards and basin with mixer taps. Large fitted mirror, part tiled walls, chrome heated towel rail, down lights and extractor fan.

Bedroom two

Good size second bedroom situated at the rear of the property with double width built in wardrobes, carpet, central ceiling light and radiator.

Bedroom three

Large single bedroom situated at the rear of the property with carpet, radiator, separate BT phone line, double glazed window and central ceiling light.

Bathroom

White bathroom suite comprising of a low level toilet and hand basin built into a vanity unit, panel bath with thermostatic shower. Large fitted mirror with light and shaving point, extractor fan, tiled floor, part tiled walls, chrome heated towel rail and down lights.

Garden

South facing low maintenance garden accessed via the lounge with raised decking area, outside tap, external electrical sockets and steps leading down to the garden. patio area and shingle leading to the shed with light and power. This private and enclosed garden benefits from established shrubs and seasonal flowers.

Garage

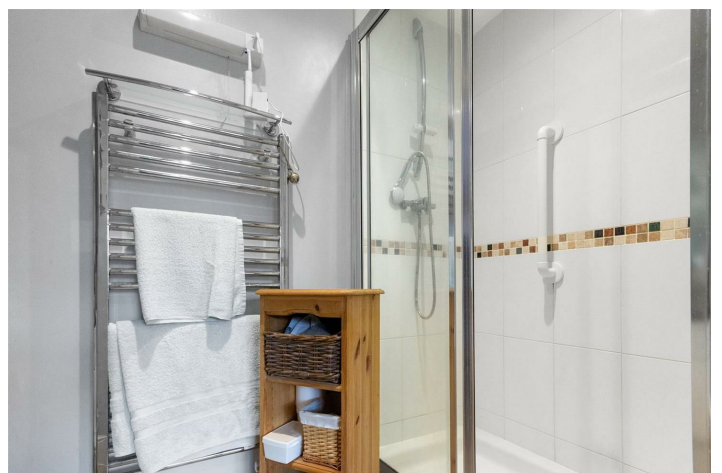
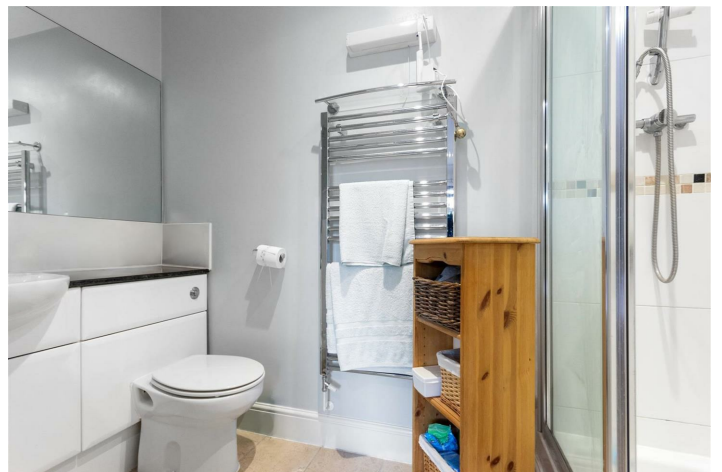
Garage in a block nearby with light and power.

Parking

One allocated parking space outside the property and ample visitors parking.

Service charge

Annual service charge £532.21







Directions

Parvis Rd. Head east on Parvis Rd/A245 towards Queens Ave. At the roundabout, take the 3rd exit onto High Rd. At the roundabout, take the 2nd exit onto Rectory Ln. Continue onto Church Rd. Turn right onto Loxley Close.

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(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	

NOT TO SCALE

