



24 Caillard Road, Byfleet, Surrey, KT14 7JB

Price Guide £575,000

- Recently refurbished two double bedroom house
- Low maintenance garden
- Potential to be end of chain
- Daikin air conditioning/heating system
- High specification kitchen

24 Caillard Road, KT14 7JB

Superbly re-designed house to accommodate wheelchair access throughout including a high specification internal lift.

Located in a convenient location close to Brooklands retail park, A3, M25 and mainline station to London Waterloo.



Council Tax Band: C



Driveway

Off street parking for two cars, footpath leading to the rear garden, external light, storm porch and electric lift leading to a purple composite front door with frosted glass panels.

Entrance hallway

Spacious entrance hall with Karndean flooring, space for coat hooks, electrical control unit for the external lift, down lights, fuseboard and opening to the lovely lounge.

Lounge

Light and bright lounge with a large double glazed window with fitted shutter blinds overlooking the front entrance, further side aspect double glazed window, radiators, down lights on a dimmer switch, continuation of the light grey Karndean floor and Daikin air conditioning/heating unit. Wide pocket door leading to the kitchen/utility/cloakroom.

Kitchen

Luxurious, well designed kitchen with a vast amount of white gloss eye and base level cupboards with pan drawers, formica worktop and purple gloss splash back. High specification integrated appliances including an AEG induction hob, contemporary extractor fan, integrated dishwasher, Bosch oven, micro oven, eye level wine fridge and space for American fridge/freezer. Double glazed window with fitted shutter blinds overlooking the rear garden situated above a stainless steel sink and drainer, Karndean flooring, two radiators and down lights on a dimmer switch. Double glazed patio door leading to the garden, space for dining table and chairs, lift to master bedroom and opening to the utility area.

Utility area

Further white gloss eye and base level cupboards with formica worktop, Worcester boiler discreetly positioned in a cupboard, space for washing machine and separate tumble dryer and wide pocket door leading to the cloakroom.

Cloakroom

Generous size downstairs cloakroom with white toilet, floating hand basin, double glazed window with obscured glass, heated towel rail, extractor fan, down lights, vanity mirrored cupboard and Karndean tile effect floor.

Stairs to first floor

Carpeted staircase with white wood hand rail, double glazed side aspect window and ceiling light.

Master bedroom

Over 21ft long master bedroom situated at the rear of the property with a wall of built in wardrobes, Karndean floor, lift access from the kitchen and ceiling vents for the Daikin air conditioning/heating system. Tall double glazed window with fitted shutter blinds, loft hatch with ladder, down lights and white pocket door leading to the en-suite toilet.

En-suite

White toilet, floating hand basin, mirrored vanity cupboard, extractor fan, down lights, chrome towel rail and Karndean tile effect flooring.

Bathroom

Accessed via the landing and master bedroom, this adapted spacious bathroom benefits from a low level large shower tray, thermostatic shower with monsoon shower head and additional hose, white toilet and hand basin on a pedestal. Vanity mirror with light, large heated towel rail, double glazed window with obscured glass and built in cupboard with radiator and shelves.

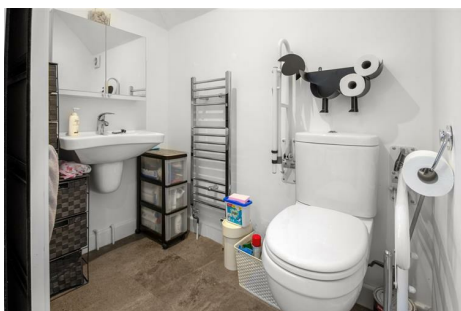
Bedroom two

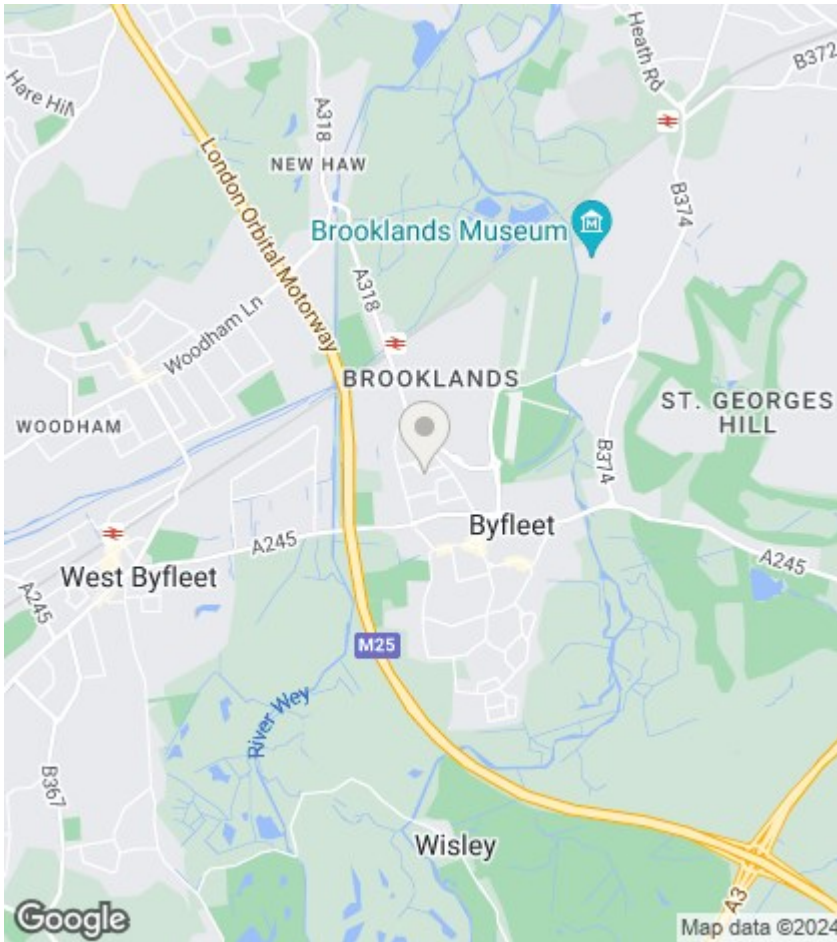
Situated at the front of the property, this large double bedroom benefits from a wall of fitted wardrobes, further fitted vanity area, double glazed window with shutter blinds, down lights, ceiling vents, radiator and Karndean flooring.

Garden

Low maintenance rear garden that is private and enclosed with patio and steps down to an astro turf lawn area with access to a large workshop/outbuilding and further sheltered storage. Side access, outside tap and recently installed summer house/office with light and power.







Directions

Accessed via Oyster Lane or Chertsey Road leading off Parvis Road.

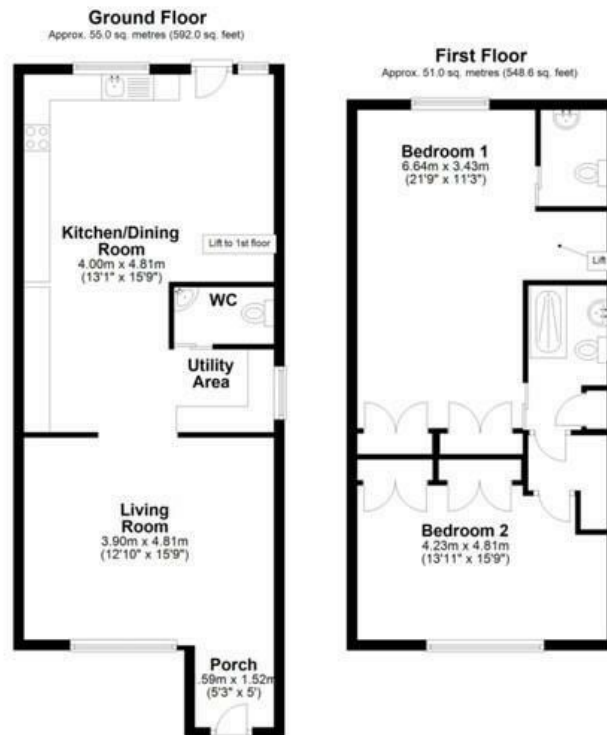
Viewings

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			87
(81-91) B		77	
(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	



Total area: approx. 106.0 sq. metres (1140.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, or 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. Plan produced using PlanUp.