



54 Royston Road, Byfleet, Surrey, KT14 7PD

Price Guide £299,950

- Two double bedroom first floor maisonette
- Long lease 167 years remaining
- Good size kitchen & bathroom
- Side garden & garage
- Spacious sunny lounge
- Fantastic location - tucked away in the heart of byfleet village

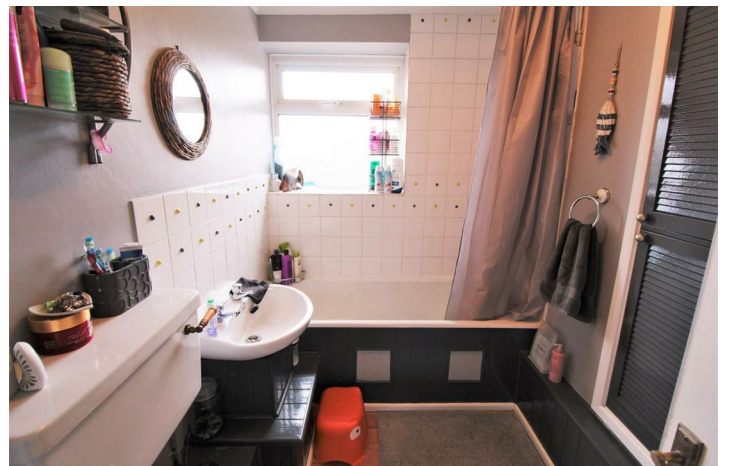
54 Royston Road, Surrey KT14 7PD

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 and Byfleet Primary School are within easy reach, secondary schools are nearby accessed via a school bus.



Council Tax Band: C



Entrance

Tucked away in the corner of Royston Road is a footpath leading to the UPVC front door with storage space and carpeted staircase to first floor. Large landing with loft access, carpet, double glazed side aspect window, electric panel heater and doors leading to all rooms.

Lounge

Spacious living room situated at the rear of the property with a large double glazed window allowing an abundance of natural light. This fantastic size room offers space for a dining table and chairs as well as a substantial corner sofa. Feature brick fireplace with wooden mantelpiece, carpet, electric radiator and ceiling light.

Kitchen

Fantastic size kitchen with a vast amount of white eye and base level cupboards with Formica worktop and space for appliances including; washing machine, dishwasher and tall fridge/freezer. Double glazed window, electric cooker with extractor fan, white sink with drainer, part tiled walls, central track ceiling light and laminate flooring.

Master Bedroom

Light and bright master bedroom with a large double glazed window overlooking the front entrance, feature wallpaper, carpet, electric panel heater, central ceiling light and space for king size bed, double wardrobe and drawers.

Second Bedroom

Sunny double bedroom situated at the front of the property, ample space for double bed and furniture, carpet, central ceiling light and electric panel radiator.

Family Bathroom

Spacious bathroom with white bathroom suite comprising of, toilet, hand basin and panel bath with electric redring shower. Part tiled walls, double glazed window with obscured glass, vinyl flooring, two large storage cupboards, one housing the water tanks and the other with shelves.

Garden

Versatile garden with a substantial patio area with lights also benefiting from two grass areas suitable for trampolines etc and garden furniture.

Garage

Single garage in a block with an up and over door situated at the end of the block opposite the maisonette.



Directions

Head east on Parvis Rd/A245 towards Queens Ave. At the roundabout, take the 3rd exit onto High Rd. At the roundabout, take the 1st exit and stay on High Rd. Turn left onto Royston Rd. Turn left to stay on Royston Rd.

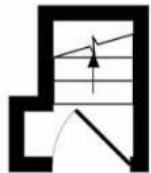
Viewings

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		
(81-91)	B		75
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 16 SQ.FT.
(1.5 SQ.M.)



TOP FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor area contained here, measurements