



16 Petersham Avenue, Byfleet, KT14 7HU

Price Guide £480,000

- Two bedroom semi-detached family home
- Large conservatory & garden with log cabin
- Driveway for two cars
- Easy access to A3, M25 and mainline station to Waterloo
- New kitchen
- Modern bathroom
- Potential to extend s.t.p.p
- Cul de sac location

16 Petersham Avenue, Byfleet KT14 7HU

Tucked away in a quiet cul de sac in Byfleet Village close to schools and shops.

This charming two double bedroom semi-detached house offers a large rear garden with log cabin, newly refurbished fitted kitchen, large conservatory, modern bathroom and off street parking for two cars.



Council Tax Band: C



Driveway

Block paved driveway offering ample space for two cars, wide side gate to garden and wooden front door leading to the hallway.

Entrance hall

Engineered wood floor, radiator, central ceiling light, carpeted staircase to first floor and landing and wood door leading to the lounge.

Lounge

Spacious lounge with a wide double glazed bay window and natural wood window sill, feature wall, central ceiling light and radiator. Light ash grey laminate floor and door leading to the kitchen.

Kitchen

Modern refurbished kitchen with a vast amount of eye and base level cupboards with under cupboard lighting and formica worktop creating a breakfast bar area with space for bar stools. Integrated appliances including; a tall fridge and a matching tall freezer, full size dishwasher, washing machine, electric double oven and induction hob with extractor. Stainless steel sink with drainer and mixer tap situated below a double glazed window, exposed white brick wall for character and charm. Downlights, large understairs cupboard housing the fuse box and ample space for storage with built in shelves.

Conservatory

Light and bright conservatory open plan to the kitchen with ample space for a dining table and can be used all year round with a radiator and fitted blinds. Central ceiling light and door leading to the patio and garden.

Stairs

Grey carpeted staircase leading to the first floor and landing with a double glazed side aspect window, loft hatch with ladder and doors leading to both bedrooms and bathroom.

Loft

Fully boarded loft housing the Worcester combi boiler

Master bedroom

Situated at the front of the property this large master bedroom benefits from a double glazed bay window, radiator, central ceiling light, four door wardrobe and carpet.

Second bedroom

Double bedroom with carpet, central ceiling light, radiator and double glazed window overlooking the garden,

Bathroom

Larger than average bathroom with a generous size bath and integrated hose, Aqualisa control and chrome mixer taps. Floor to ceiling tiles with feature border, corner shower cubicle with Aqualisa shower, tiled floor, central ceiling light, chrome heated towel rail and double glazed window with obscured glass.

Garden

Over 110 ft long garden with private and secluded areas, this corner plot garden is larger than average benefiting from established laurels, astro turf area, mostly laid to lawn section and a further seating area by the outbuilding.

Large outbuilding suitable to converting to a gym, office or bar area. Further steel shed at the rear of the garden and another shed for storage. This superb size garden offers a vast amount of patio area and side access to another lean to storage area at the rear of the conservatory.







Directions

From Parvis Road, Byfleet Head east on Parvis Road/A245 towards Queens Avenue. Go through 1 roundabout. At the roundabout, take the 1st exit onto Oyster Lane. Turn left onto Petersham Avenue. Turn right to stay on Petersham Avenue. Petersham Avenue, Byfleet, KT14 7HU.

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			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

