



216 High Road, Byfleet, Surrey, KT14 7DD

£695,000

- Three Bedroom Detached
- Opportunity for Extension S.T.P.P
- Original Features
- Built in 1933 with Generous Plot
- Some Updating Required

216 High Road, KT14 7DD

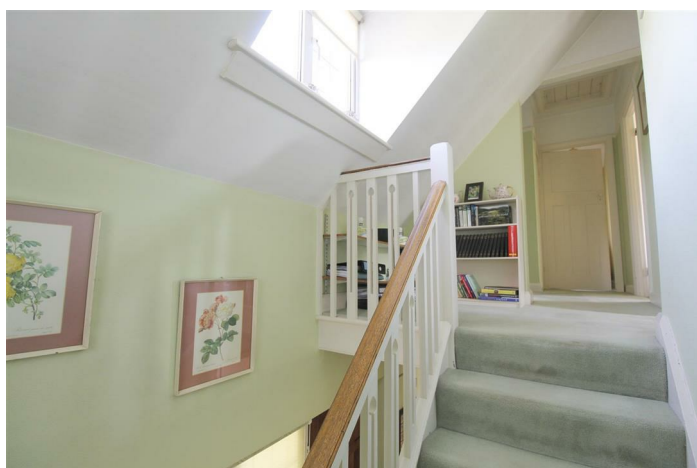
Imposing 1930's detached three bedroom family residence occupying a generous plot in Old Byfleet village.

This characterful and spacious property boasts a wealth of original features including open fireplace, high ceilings, solid wood floors, internal and external panelled doors.

This uniquely built property also benefits from a much larger than average private garden displaying the most magnificent Veteran oak tree keeping watch on this charming family home.



Council Tax Band: E



INTRODUCTION

Fantastic location for local amenities including Byfleet library, 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. Boatings clubs and Horse riding lessons are in the village suitable for families along with great schools of all years. St Marys Primary and Byfleet Primary School are both in walking distance and secondary schools are nearby access via a school bus.

FRONT GARDEN

Quaint and pretty entrance to this superb family home with a gravel driveway to accommodate off street parking for approximately three cars in front of the garage and an additional pedestrian footpath leading to the front door. Mostly laid to lawn with conifers surrounding the perimeter creating a private and enclosed beautiful front garden.

ENTRANCE

Secluded storm porch with tiled floor, welcome light and letterbox.

LIVING ROOM

Immaculately presented with an abundance of natural light from windows appreciating the stunning and beautiful garden and a double glazed patio door leading out into the garden.

Relaxing cosy room has character and charm with a brick gas fireplace with a white brick surround, radiator, carpet and central ceiling light.

ENTRANCE HALL

Homely and welcoming entrance with ample natural light from the leaded light double glazed window adjoining the solid oak panelled door. Other benefits include carpet, radiator, stairs to landing, picture rails and high ceilings.

KITCHEN

Light and bright kitchen with a vast range of white matching kitchen cupboards eye and base level, inset white sink with 1 1/2 bowl and drainer situated below a double glazed window with leaded lights to front aspect, ample worktop surfaces, free standing electric cooker (however gas supply nearby if required). Space for washing machine, dishwasher and large

fridge-freezer. Worcester boiler discreetly housed in a cupboard, larder providing storage for ironing board and shelving benefitting from a white double glazed UPVC barn style door.

DINING ROOM

Impressive size dining room boasting an open fireplace, dual aspect with double glazed windows providing fantastic views of rear garden. Other features include carpet, radiator, tall ceilings and central light dimmer switch.

STAIRS TO LANDING

Double glazed window to side aspect with leaded light, carpet, returning stair case to large landing with a further double glazed window offering an abundance of natural light.

MASTER BEDROOM

Large double bedroom located at the rear of the property with a double glazed window overlooking the well maintained garden. A vast amount of wardrobes, built in cupboard, radiator, carpet and central ceiling light.

BEDROOM TWO

Beautifully lit double bedroom with an abundance of natural light from the dual aspect double glazed windows, carpet, radiator and picture rails.

BEDROOM THREE

Double bedroom located at the front of the house currently being used as an office by the current owner. Double glazed window to front aspect, radiator, carpets and picture rails.

BATHROOM

Reasonably sized bathroom offering a panel enclosed bath plus shower hose and chrome mixer. Double glazed with obscured glass. Hand basin with chrome mixer tap, carpet and radiator.

WC

Low flush wc, obscured window, light and panelled door.

LOFT

Space for storage, part boarded

Outside

PRIVATE REAR GARDEN

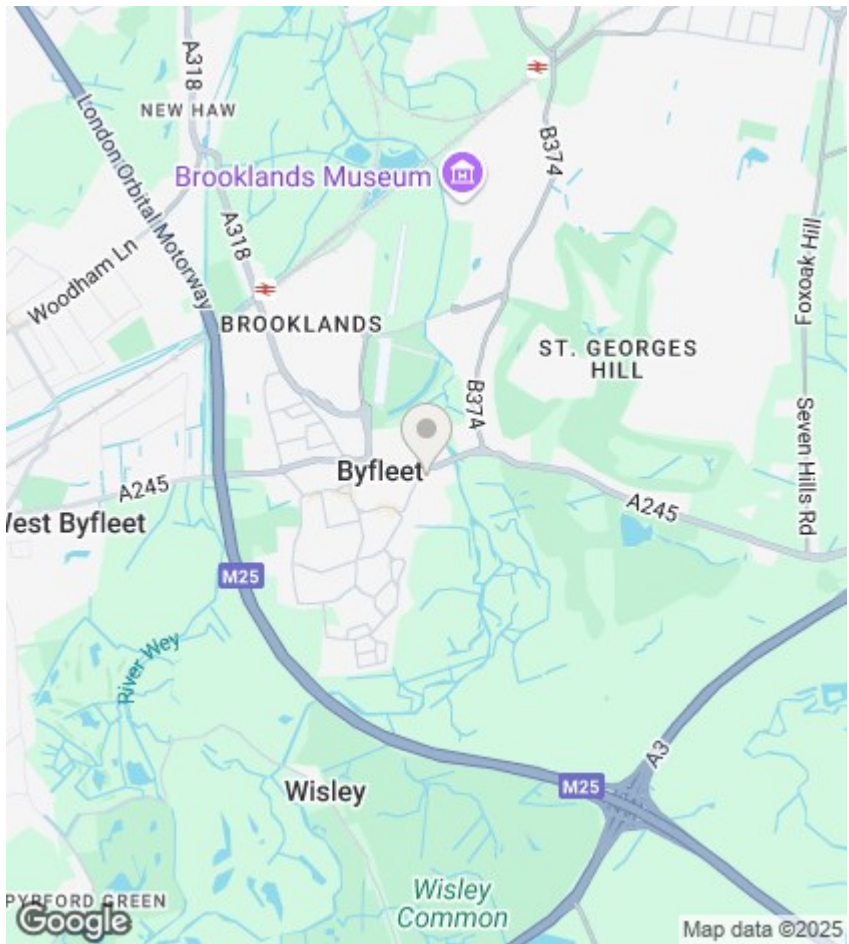
Well established, beautifully tranquil rear garden with a south easterly aspect, mostly laid to lawn with patio seating area and storage shed. Other benefits include side access, external power and access to garage.

GARAGE

Double opening doors leading to the garage with light and power and rear door access to the garden.







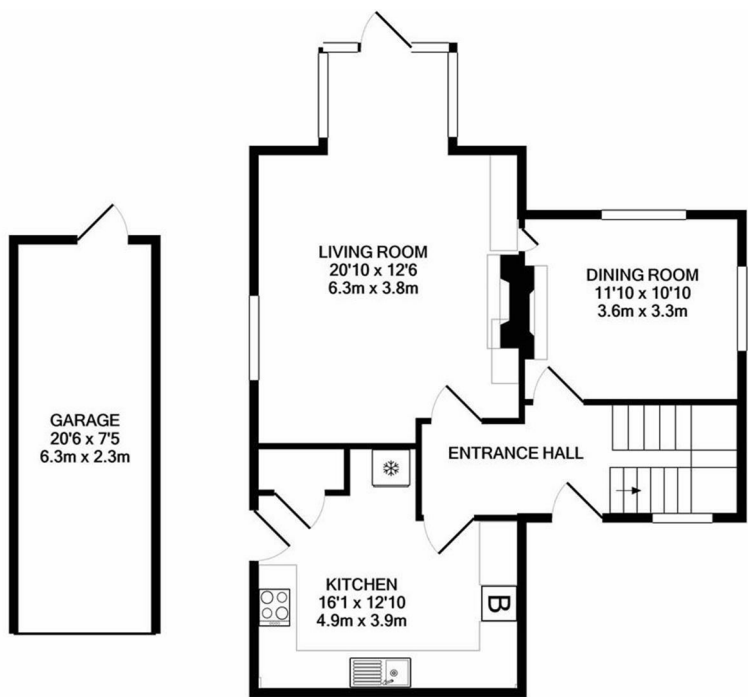
Directions

Viewings

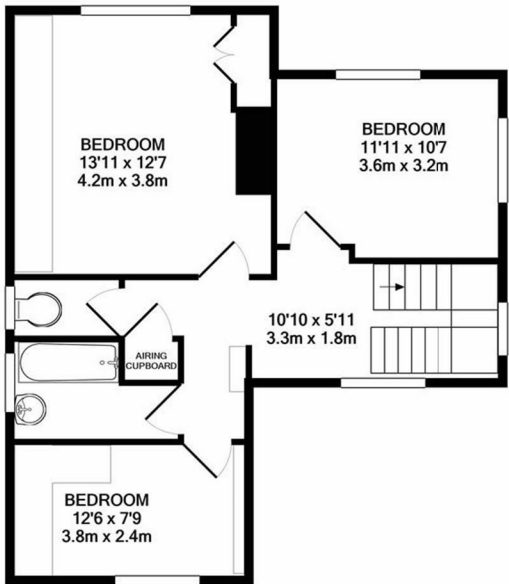
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 766 SQ.FT.
(71.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1345 SQ.FT. (125.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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