

43 Dawson road, Byfleet, Surrey, KT14 7JE

Price Guide £450,000

- Two double bedroom house
- South facing garden
- Superb outbuilding
- Large kitchen

# 43 Dawson road, KT14 7JE

Welcome to this charming property located on Dawson Road in Byfleet! This delightful house, built in the early 1900s, boasts a cosy reception room, two lovely bedrooms, and bathroom.

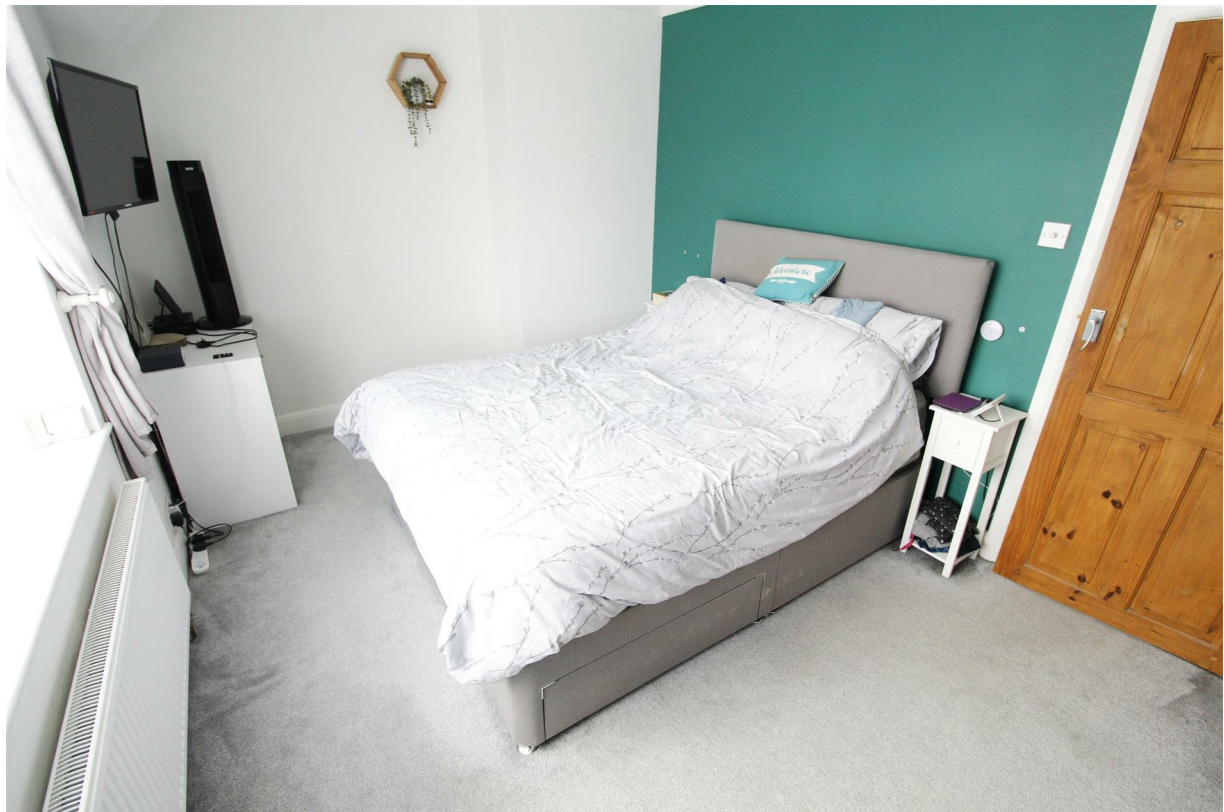
The 50ft long garden at the rear of the house provides a perfect space for outdoor relaxation and entertaining guests.

Situated conveniently close to schools and the train station with direct links to Waterloo, this home offers both comfort and practicality. Whether you're a growing family or a commuter looking for easy access to the city, this property ticks all the boxes.

Don't miss out on the opportunity to make this house your home sweet home in the heart of Byfleet. Contact us today to arrange a viewing.



Council Tax Band: C



### Front driveway

Full width driveway to accommodate three cars and side gate to rear garden. Storm porch, outside light and composite front door leading to the hallway.

### Hallway

Tall ceiling, laminate floor, coat hooks, cupboard housing the fuse board, vertical radiator and wood door with glass panels leading into the lounge.

### Lounge

Cottage style lounge with luxury grey carpet, two double glazed windows with fitted shutter blinds overlooking the front garden. Central ceiling light, radiator, hive heating control, alcove in the chimney breast benefiting from the opportunity of having an open fire or wood burner. Wood door with glass panels leading into the kitchen.

### Kitchen

Spacious kitchen with a vast amount of white eye and base level cupboards, tiled splashback and formica worktop creating a breakfast bar area. This light and bright kitchen benefits from dual aspect double glazed windows and ample space to have a dining table. Electric single oven, gas hob, extractor fan and space for tall fridge freezer, washing machine and dishwasher. Walk in cupboard with shelves. Tiled floor, stainless steel sink and drainer with chrome mixer tap, Baxi boiler (2 years old), downlights, radiator and archway with double glazed door leading to the garden.

### Stairs

Carpeted staircase leading to the landing, double glazed side aspect window, loft access and doors leading both bedrooms and bathroom.

### Master bedroom

Light and bright master bedroom that is superbly presented with a large double glazed window overlooking the entrance, continuation of the luxury carpet, central ceiling light, radiator, USB electrical socket and double width walk in wardrobe with electric radiator.

### Second bedroom

Double bedroom situated at the rear of the property with a large double glazed window, luxury carpet, electrical socket, central ceiling light and radiator.

### Bathroom

White bathroom suite comprising of a large panel bath with Mira power shower and separate control panel, shower screen and retro glass bricks. Hand basin on a pedestal, low level toilet, double glazed window with obscured glass, extractor fan and tiled floor. Mirror vanity unit, radiator and double width cupboard housing the water tank creating a usable airing cupboard with shelves.

### Garden

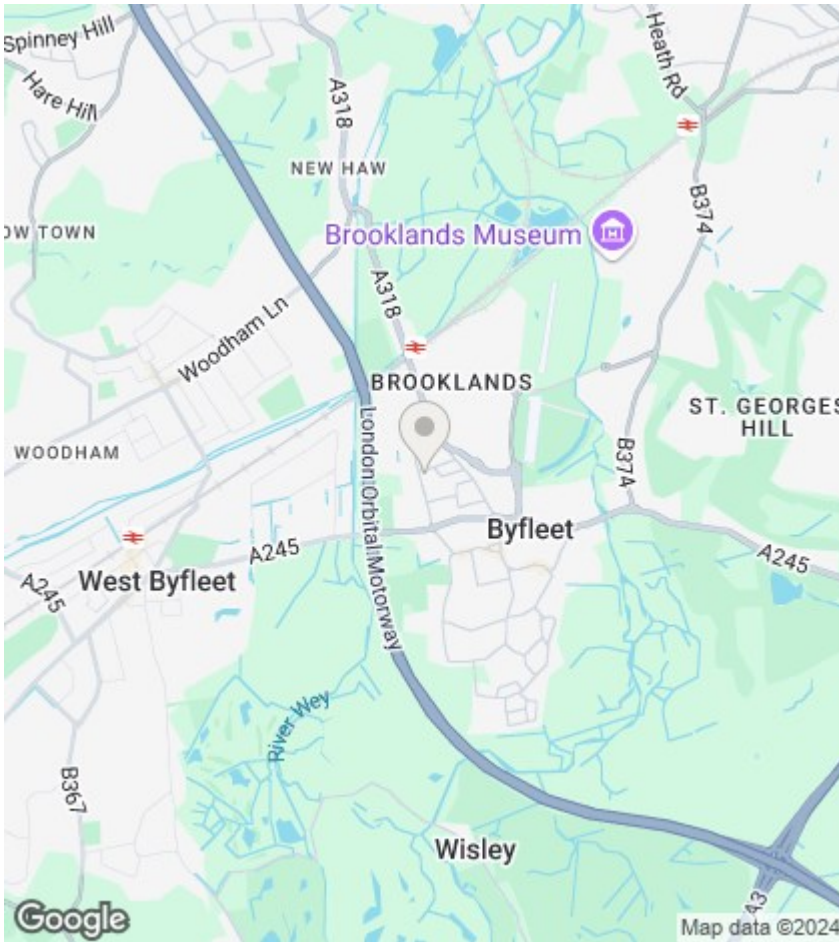
South facing 50ft long garden mostly laid to lawn with patio area, external socket on the outbuilding, side access gate, further cottage gate and outside tap.

### Outbuilding/office

Insulated outbuilding with vast amount of electrical sockets, currently being used as an office. Laminate floor, electric panel heating, ethernet cable, downlights, double glazed window, exterior lights and white UPVC door.







## Directions

Leading off Parvis Road go north up Chertsey Road, take a left turn into Dawson Road.

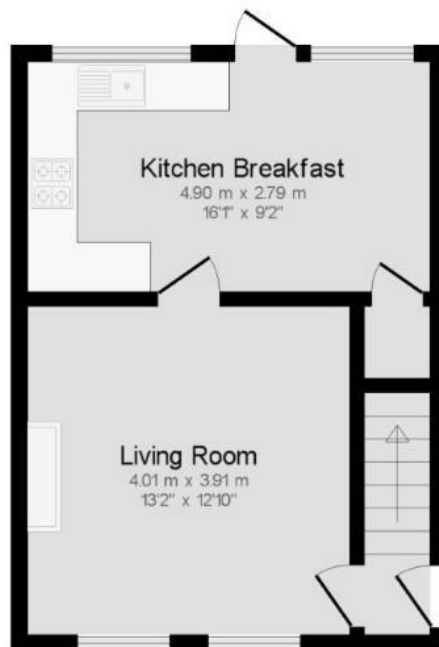
## Viewings

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) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

First Floor

Ground Floor