



40 Caillard Road, Byfleet, KT14 7JB

Price Guide £500,000

- Stunning three double bedroom family home.
- Spacious kitchen
- Master with Juliette Balcony and en-suite
- Sunny garden

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Welcome to this charming property located on Caillard Road in the sought-after area of Byfleet.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property features three double bedrooms, offering plenty of space for a growing family or those in need of a home office. The master bedroom is a true highlight, complete with a lovely Juliette balcony and an en-suite bathroom.

One of the standout features of this property is its proximity to the Byfleet and New Haw train station, making it ideal for commuters or those who enjoy exploring the surrounding areas. Whether you're looking to travel into London for work or leisure, this location offers easy access to transportation options.

Don't miss the opportunity to make this house your home sweet home. Book a viewing today and envision yourself living in this wonderful property on Caillard Road.



Council Tax Band: C



Driveway

Dropped kerb allowing off street parking for one car on a pebble base and footpath leading to the composite front door.

Porchway

Recently extended to create a welcoming entrance to this perfect home. Solid oak floor, side aspect double glazed window, radiator with cover, down lights, smoke alarm, fuse board discreetly positioned in a cupboard, thermostat and door leading to the lounge.

Lounge

Light and bright lounge with two large double glazed windows overlooking the entrance, tall ceilings, solid oak floor, central ceiling light, wood burner with oak mantelpiece, slate hearth and wood shelves. Opening to the kitchen

Kitchen

Spacious, well designed kitchen with a vast amount of eye and base level cupboards, formica worktop and tiled splash back. Gas hob, extractor fan, electric double oven and space for washing machine and tall fridge/freezer. Karndean light oak floor, vertical radiator, down lights, ample space for a dining table and chairs, black sink and drainer situated below a double glazed window overlooking the garden. Further side aspect double glazed window and UPVC stable door leading to the garden. Large understairs cupboard with shelves and door leading to the cloakroom.

Cloakroom

White low level toilet with built in hand basin, Karndean floor, central ceiling light, double glazed window with obscured glass and part tiled walls.

Stairs and landing

Carpeted staircase leading to the first floor with a double glazed side aspect window, down lights, overhead storage and doors leading to the bedrooms and bathroom.

Third bedroom

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

Second bedroom

Double bedroom with a large double glazed window overlooking the entrance, carpet, central ceiling light and radiator.

Bathroom

Larger than average bathroom with a matching white 'P' shape panel bath with shower screen and shower attachment, hand basin on a pedestal and low level toilet. Part tiled walls, double glazed window with obscured glass, mirror vanity cupboard, radiator, tiled floor and bathroom light.

Stairs and landing to master and en-suite

Door leading to the master bedroom and ensuite with carpeted staircase, handrail, wall of built in wardrobes, velux window, smoke alarm and door leading to the master.

Master bedroom

Breathtaking master with ample space for a super king bed, wardrobe and drawers. This stunning bedroom benefits from floor to ceiling patio doors and Juliette balcony, carpet, radiator down lights and eaves storage.

En-suite to master

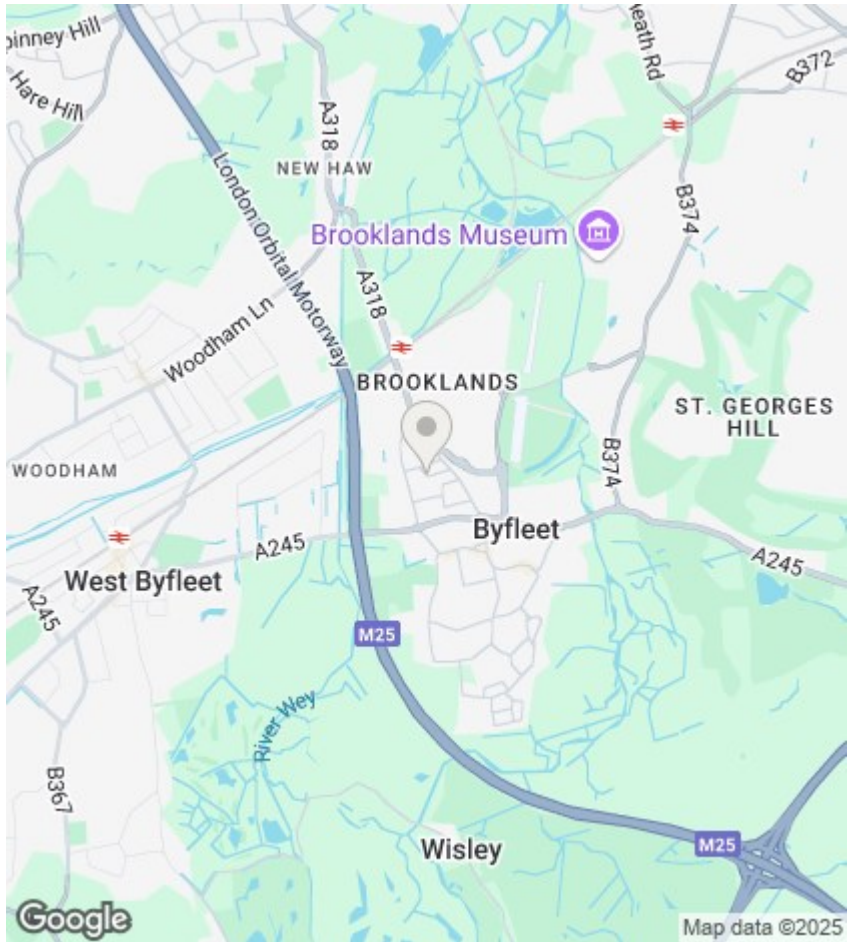
Well presented en-suite shower with a large cubicle, monsoon shower head and additional hose, tiled floor, central ceiling light, extractor fan, double glazed window with obscured glass, low level toilet, part tiled walls and down lights.

Garden

East facing garden with access via the kitchen stable door to a composite light grey decking area, step to a patio area and mostly laid to lawn. Outside tap, cottage gate for access, shed for storage and raised flower beds.







Directions

Parvis Rd Head east on Parvis Rd/A245 towards Queens Ave At the roundabout, take the 1st exit onto Chertsey Rd Turn right onto Dawson Rd Turn right onto Caillard Rd Caillard Rd, Byfleet, West Byfleet

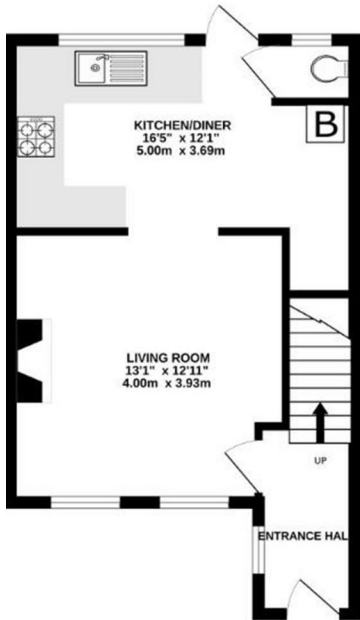
Viewings

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

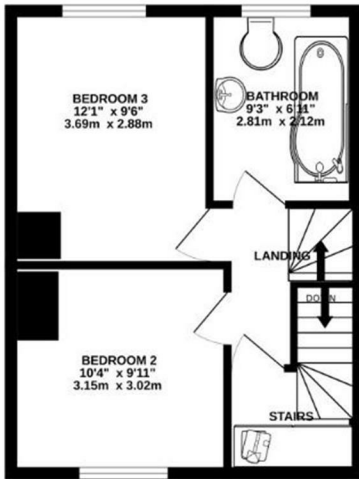
EPC Rating:

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
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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