



40 Hart Road, Byfleet, Surrey, KT14 7NH

Price Guide £499,950

- Three double bedroom family home
- Over 100ft long garden
- Two bathrooms
- Off street parking and garage

40 Hart Road, Byfleet KT14 7NH

Delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three generously sized double bedrooms.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen, which has been thoughtfully refurbished to meet contemporary standards, making it a joy to cook and gather with loved ones. The property features two well-appointed bathrooms, also recently refurbished.

One of the standout features of this home is the expansive garden, measuring over 100 feet in length. This outdoor space offers a perfect retreat for children to play, for gardening enthusiasts to indulge their passion, or for hosting summer barbecues with family and friends.

Additionally, the location is particularly advantageous, being in close proximity to St Mary's School, making it an excellent choice for families with children. The surrounding area of Byfleet is known for its community spirit and convenient amenities, ensuring that all your daily needs are within easy reach.



3



2



1



D

Council Tax Band: D



Driveway

Off street parking for three cars, shared driveway to the garage and composite front door leading to the porch.

Entrance porch

Light entrance benefitting from a double glazed side aspect window, space for coat hooks, ceiling light, tiled floor and door leading to hallway.

Lounge/dining room

Large lounge with double glazed bay window overlooking the front entrance, LVT flooring, Victorian roll top radiator and wooden mantelpiece with gas effect fire. This lovely size lounge offers versatility with your furniture creating a dining area near the opening of the kitchen with vertical radiator. Door leading to the cloak/store room

Cloak/store room

Downstairs cloakroom with low level toilet, hand basin, tiled floor, extractor fan and part tiled walls. Separate storage area housing the Worcester boiler, radiator, ceiling light and a double glazed window with obscured glass.

Kitchen

Recently refurbished kitchen situated at the rear of the property benefitting from patio doors leading to the garden and a further double glazed window. Eye and base level cupboards with white stone worktop and tiled splash back. Four burner gas hob, extractor fan, double oven, integrated fridge/freezer and washing machine. Two sky lights, vertical radiator and white sink with gold mixer taps.

Stairs to first floor and landing

Carpeted staircase to the first floor and landing with a side aspect double glazed window and doors leading to two bedrooms and bathroom.

Bedroom two

Large double bedroom with carpet, ceiling light, radiator and double glazed bay window with a further circular stained window overlooking the front entrance.

Bedroom three

Situated at the rear of the property, this large double bedroom benefits from carpet, radiator, ceiling light and ample space for a bed and drawers.

Bathroom

Recently refurbished family bathroom with a white bathroom suite comprising of a panel bath with thermostatic shower and monsoon shower head, low level toilet and contemporary hand basin built into a vanity unit. Part tiled walls, LVT flooring, chrome heated towel rail, ceiling light and double glazed with obscured glass.

Stairs to second floor and landing

Carpeted staircase with hand rail leading to the top floor with a double glazed side aspect window and door to master bedroom with en-suite.

Master bedroom

Light and bright master bedroom with down lights, carpet, radiator, Velux window, further double glazed window overlooking the garden, eaves storage and door leading to the en-suite.

En-suite to master

Contemporary en-suite with luxury roll top bath, free standing gold mixer tap, hand basin built into a vanity unit and low level toilet. Dual aspect double glazed windows with obscured glass, down lights and tiled floor.

Garden

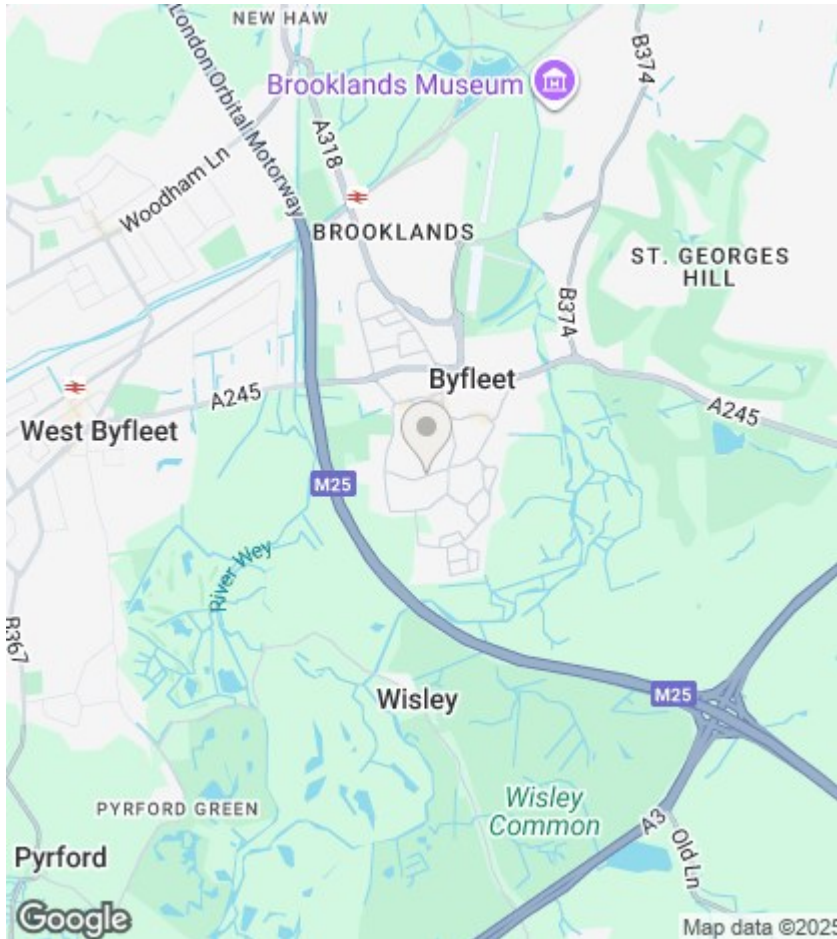
You will not be disappointed with the size of this lovely garden. Over 100ft length garden mostly laid to lawn with pretty flower borders and raised decking area at the rear of the garden. Side gate access to the front.

Garage

Single garage with up and over door and rear pedestrian door.







Directions

Parvis Rd Head east on Parvis Rd/A245 towards Queens Ave At the roundabout, take the 3rd exit onto High Rd At the roundabout, take the 2nd exit onto Rectory Ln Turn left onto Hart Rd Destination will be on the left Hart Rd, Byfleet, West Byfleet KT14 7NH

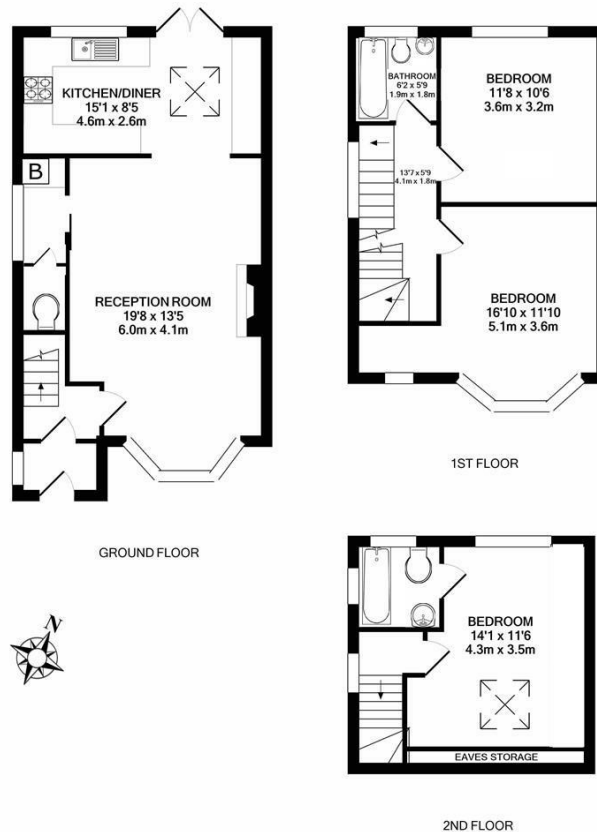
Viewings

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		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 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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