



15 Godley Road, Byfleet, KT14 7EW

Price Guide £575,000

- Four bedroom family home
- Light and bright throughout
- End of chain.
- Lounge with separate dining room
- Master with en-suite

15 Godley Road, Byfleet KT14 7EW

This delightful semi-detached house is in a great location of Godley Road in Byfleet . It presents an ideal family home boasting four bedrooms, this property offers ample room for both relaxation and entertainment.

The light and bright lounge welcomes you with an inviting atmosphere, perfect for unwinding after a long day. Adjacent to the kitchen, the separate dining room provides an excellent space for family meals and gatherings, ensuring that every occasion is memorable.

The house features two well-appointed bathrooms with a family bathroom and large en-suite to the master. Additionally, the property includes a garage with a utility area.

This property is a wonderful opportunity for those looking to settle in a welcoming neighbourhood, where comfort and convenience come together seamlessly. Do not miss the chance to make this lovely house your new home.



Council Tax Band: E



Front garden

Paved driveway offering off street parking, up and over garage door, electric car charging point and UPVC front door leading to the hallway.

Porch

Spacious porch with engineered wood floor, full height cupboard housing the boiler, wall light and double glass panelled doors leading to the hallway.

Hallway

Continuation of the engineered wood floor, ceiling light, coat hooks, understairs cupboard housing the gas meter and doors leading to the kitchen and living room.

Living Room

Light and bright living room benefitting from a double glazed window overlooking the entrance and sliding patio doors leading to the garden. Down lights, marble gas fireplace with wood surround, carpet and radiators.

Kitchen

Situated at the rear of the property with a range of matching eye and base level cupboards, formica work top and tiled splash back. Electric cooker, extractor fan and space for a tall fridge/freezer and dishwasher. Stainless steel sink and drainer situated below a double glazed window overlooking the garden, vinyl flooring and central ceiling light. Door leading to the dining room.

Dining Room

Leading off the kitchen, this good size dining room offers ample space for a large table and chairs, full width patio doors, wall lights, engineered wood floor, radiator and door leading to the garage.

Stairs and landing

Carpeted staircase with white hand rail leading to the first floor, access to the part boarded loft, central ceiling light and doors to bedrooms and bathroom.

Master bedroom

Larger than average master bedroom with a wall of built in wardrobes, double glazed window, radiator, carpet and central ceiling light. Door leading to the en-suite.

En-suite to Master

Low level toilet, bidet, Aqualisia shower with a tiled enclosure and hand basin built into a vanity unit with light and mirror. Part tiled walls, carpet, central ceiling light and double glazed window with obscured glass

Bedroom Two

Situated at the front of the property with a double glazed window that offers ample space for a king size bed and wardrobe. Carpet, radiator and ceiling light.

Bedroom Three

Situated at the rear of the property this double bedroom benefits from ample space for a king size bed and further bedroom furniture. Built in cupboard housing the hot water tank, carpet, central ceiling light and radiator

Bedroom four

Single bedroom situated at the front of the property with a double glazed window over looking the entrance. Central ceiling light, radiator and carpet.

Bathroom

Bathroom suite comprising of a panel bath with shower attachment, toilet, hand basin on a pedestal, tiled floor, central ceiling light, extractor fan, double glazed window with obscured glass and floor to ceiling tiles.

Garden

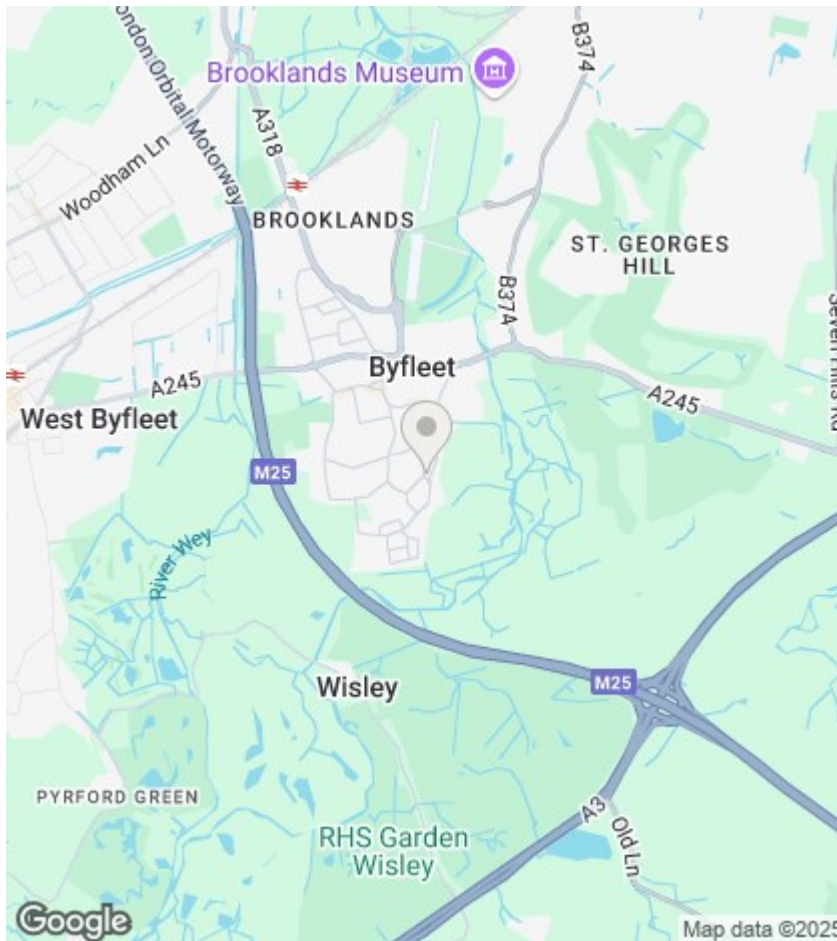
Well maintained garden mostly laid to lawn with pretty flower boarders, patio area and outside tap.

Garage

Well designed garage with utility area and space for washing machine and tumble dryer, up and over door. Light and power.







Directions

At the roundabout, take the 2nd exit onto Barnes Wallis Dr/A318 At the roundabout, take the 3rd exit onto Sopwith Dr/A318 At the roundabout, take the 2nd exit onto Parvis Rd/A245 Slight left towards Oyster Ln Turn left onto Oyster Ln At the roundabout, take the 1st exit onto High Rd At the roundabout, take the 2nd exit onto Church Rd Turn left onto Godley Rd Destination will be on the left

Viewings

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

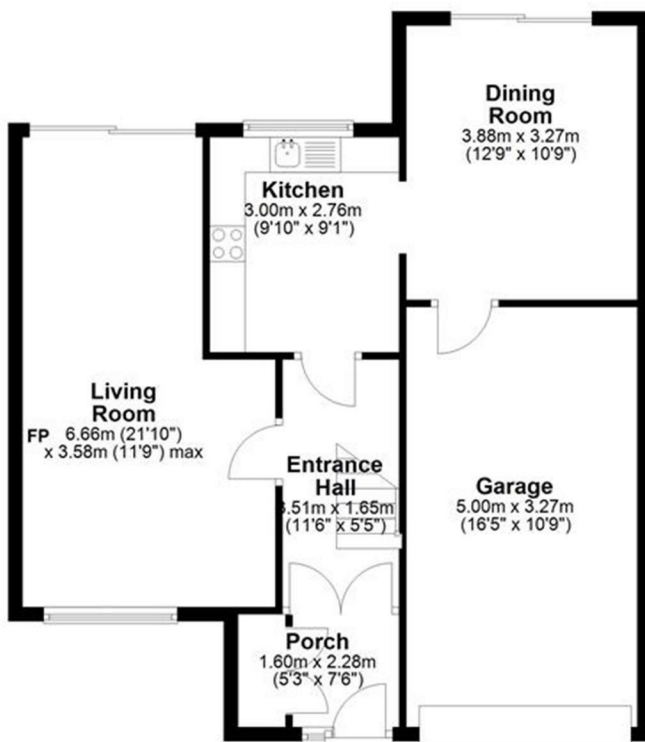
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(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. 52.4 sq. metres (564.0 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.7 sq. feet)

