



1, York Villa York Road, Byfleet, Byfleet, Surrey, KT14 7HX

Price Guide £550,000

- Four double bedrooms
- New boiler
- Two bathrooms
- Impressive size property
- Three reception rooms
- End of chain

# York Villa York Road, Byfleet KT14 7HX

This delightful end-of-chain house presents an excellent opportunity for families. Boasting four generously sized double bedrooms, this property offers ample space for comfortable living. The two well-appointed bathrooms.

The heart of the home is its three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the house.

Location is key, and this property does not disappoint. Situated close to the station, commuting to nearby towns and cities is both easy and efficient, making it an ideal choice for those who travel for work or leisure.



Council Tax Band: D





### Front Garden

Set behind the brick wall is an impressive four double bedroom family home. Foot path leading to the arched porch and wooden front door with stained glass.

### Hallway

Abundance of charm to this Victorian cottage with tall ceilings, in-keeping red carpet, central ceiling light and doors leading to the family room, kitchen and dining room.

### Front room

Light and bright family room that could easily be a dining room with a solid wood mantelpiece and tiled surround. Double glazed sash bay window with a curved radiator below and central ceiling light.

### Kitchen

Well designed kitchen with an abundance of matching eye and base level cupboards, large rangemaster cooker with gas burner, tall fridge freezer, dishwasher and washing machine. Side aspect wood door leading to the side access and garden. Quarry tiled floor, downlights stainless steel sink and drainer situated by the double glazed side aspect window.

### Dining room

Currently being used as a dining room however could easily be configured as a lounge. Original wood floor, ornate fireplace, side aspect double glazed window, radiator, central ceiling light and patio doors leading to the conservatory.

### Conservatory

Spacious conservatory with wood floor Perspex ceiling and double doors leading to the garden,

### Stairs

Continuation of the red carpet leading to the first floor and landing. Doors leading to two double bedrooms and bathroom. Access to a large cupboard.

### Master bedroom

Situated at the front of the property this impressive size master bedroom can easily accommodate a superking bed. Two double glazed sash windows allowing an abundance of natural light, walk in wardrobe housing the Worcester boiler recently installed. Ornate fireplace, carpet and radiator.

### Second bedroom

Large double bedroom, similar size to the master with

two double glazed windows, tall ceilings, central ceiling light, radiator and carpet.

### Bathroom

Family bathroom which is larger than average consisting of a Victorian roll top bath, seperate tiled shower enclosure, thermostatic shower, hand basin on a pedestal part tiled walls, double glazed window with obscured glass and towel rail.

### Stairs to the top floor

Continuation of the matching carpet leading to the top floor and landing. Doors leading two double bedrooms and bathroom

### Bedroom three

Further double bedroom with two double glazed windows, carpet, radiator and central ceiling light.

### Shower room

White tiled shower enclosure with thermostatic shower, part tiled walls, double glazed window with obscured glass, wood floor, low level toilet and hand basin.

### Bedroom four

Light and bright room with two velux windows, carpet, radiator and central ceiling light.

### Garden

Accessed via the conservatory or kitchen with south facing garden that is mostly laid to lawn, magnolia trees and further established shrubs. Footpath leading the outbuilding

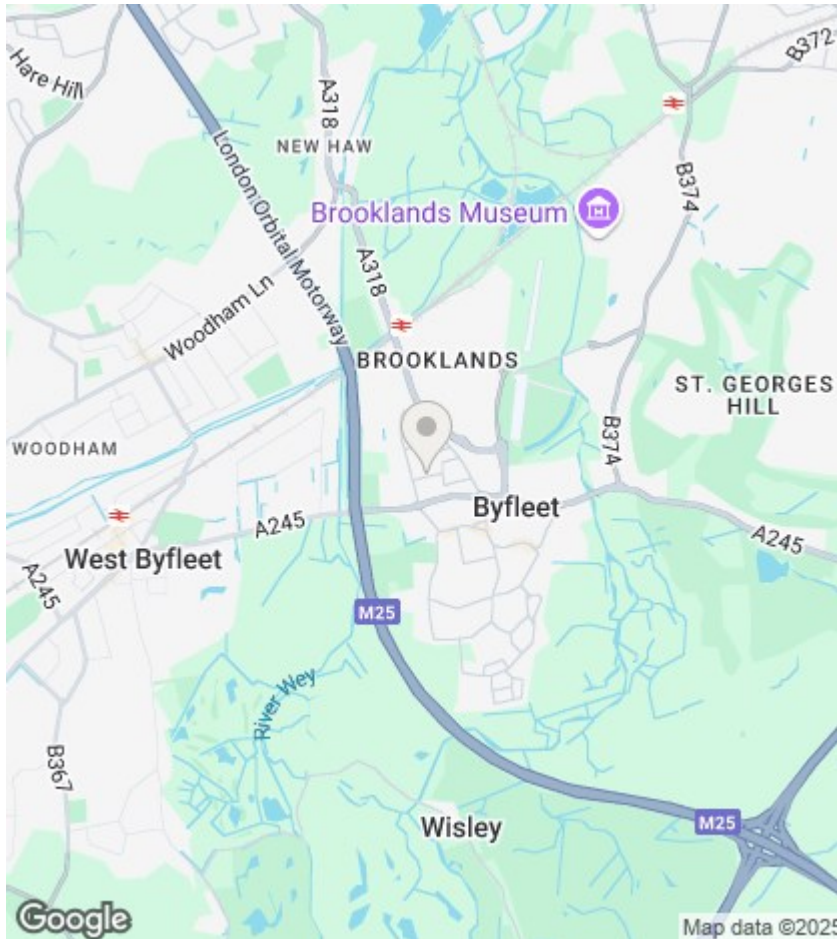
### Outbuilding

Full width window to this fantastic office space. Light and power, laminate flooring and further storage shed attached for all the garden tools.









## Directions

Byfleet & New Haw Walk south-west towards Byfleet Rd/A318 Turn left onto Byfleet Rd/A318 Turn right onto Chertsey Rd Turn left onto York Rd Turn right onto York Cl 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

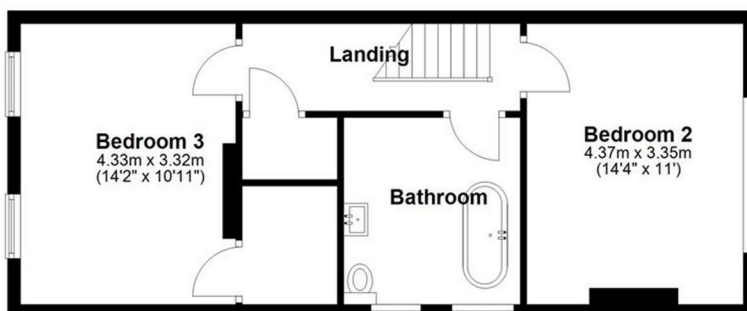
### Ground Floor

Approx. 57.0 sq. metres (613.2 sq. feet)



### First Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



### Second Floor

Approx. 34.6 sq. metres (372.9 sq. feet)

