



27 Church Road, Byfleet, Byfleet, Surrey, KT14 7EH

Price Guide £650,000

- Four double bedroom family home
- Family bathroom
- Light and bright lounge with feature fireplace
- Large en-suite to master
- large kitchen/dining room
- END OF CHAIN

27 Church Road, Byfleet KT14 7EH

This delightful semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living.

The property is situated in a desirable location, offering a blend of tranquillity and accessibility. Byfleet is known for its friendly community atmosphere and is well-connected to local amenities, schools, and transport links, making it an ideal choice for families.

As an added advantage, this property is end of chain, allowing for a smooth and efficient purchasing process. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this four-bedroom family home on Church Road is not one to be missed.



Council Tax Band: E



INTRODUCTION

Beautiful family home with an abundance of space. Four double bedrooms and enclosed private garden with side access. Situated in the heart of Byfleet village with shops within walking distance, great transport links to Waterloo with Byfleet and New station closeby, Brooklands Tescos and Marks and Spencers only ten minute walk away. Byfleet Village offers a range of restaurants, takeaways, pubs and convenience stores.

ENTRANCE

Pretty entrance with a colourful display of flowers and storm porch to the front door.

HALLWAY

Impressive wide entrance hall that is light and bright with carpets, neutrally decorated walls, down lights, radiator and door leading to the kitchen.

KITCHEN

Large kitchen that offers ample space for a large dining room table and chairs. Free standing tall fridge freezer, electric double oven, gas hob, dishwasher and washing machine. A vast amount of matching eye and base level cupboards with a generous amount of worktop space, large double glazed window over looking the front entrance, wooden side stable door, tiled floor and down lights.

DOWNSTAIRS CLOAKROOM

Light and bright downstairs cloakroom with a white toilet and matching hand basin, double glazed window with obscured glass, tiled floor and part tiled walls.

LOUNGE

Situated at the rear of the property this lovely size lounge offers patio doors leading to the garden, modern feature fireplace with white surround, carpet, central ceiling light and a double glazed window overlooking the well maintained garden.

BEDROOM FOUR

Door leading off the lounge is the fourth bedroom with a double glazed window with front aspect, laminate flooring, radiator and a further door leading to the garden.

STAIRS

Neutrally decorated wide staircase with carpets leading onto a large landing.

BEDROOM THREE

Double bedroom situated at the rear of the property with a large double glazed window overlooking the garden, carpets, central ceiling lights, radiator and built in cupboard.

BEDROOM TWO

Located next to bedroom three is the large double bedroom with a double fitted wardrobe and a further single wardrobe, carpets, radiator and central ceiling light.

FAMILY BATHROOM

Leading off the spacious hallway this family bathroom comprises of a white bathroom suite consisting of large enclosed panelled bath with chrome mixer taps and shower head attachment, hand basin and low level toilet. White tiled mosaic floor tiles and part tiled walls, double glazed obscured glass window, radiator and towel rail.

MASTER BEDROOM

Superb size master bedroom with a double built in wardrobe and a further single wardrobe, carpets, ceiling light, and large double glazed window with front aspect, door leading to en-suite

EN-SUITE TO MASTER

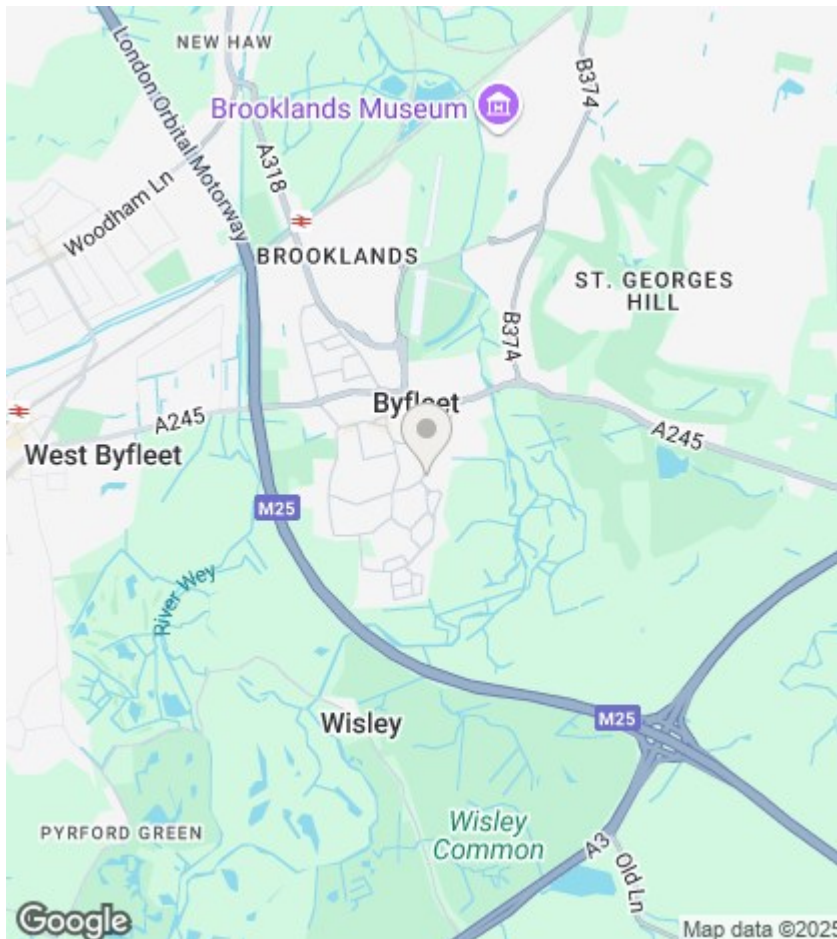
Larger than average en-suite bathroom consisting of a large shower cubicle, white toilet and hand basin and large enclosed panel bath. Double glazed window with obscured glass, radiator and tiled floor.

GARDEN

Easy to maintain garden mostly laid to lawn with established flower beds to provide a wonderful display of colour in season. Side access, shed to house the garden tools and patio area for barbeques in the summer.







Directions

Parvis Rd Head east on Parvis Rd/A245 towards Queens Ave. Go through 1 roundabout. At the roundabout, take the 3rd exit onto Oyster Ln. At the roundabout, take the 1st exit onto High Rd. At the roundabout, take the 2nd exit onto Church Rd. Destination will be on the left. Church Rd, Byfleet, West Byfleet KT14 7EH.

Viewings

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

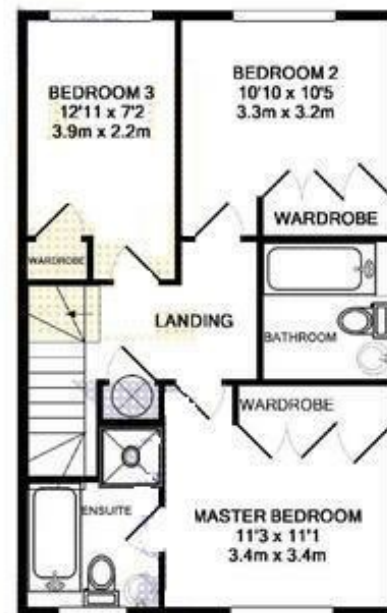
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	66	
(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



1ST FLOOR

TOTAL APPROX. FLOOR AREA 110.9 SQ.M. (1194 SQ.FT.)

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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