



29 Grasmere Way, Byfleet, Surrey, KT14 7BY

Price Guide £500,000

- Recently refurbished to create a luxury three bedroom house.
- South facing low maintenance garden
- Google Nest
- Stunning modern kitchen with high specification appliances
- WiFi booster on both floors
- No onward purchase

29 Grasmere Way, Byfleet KT14 7BY

This beautifully refurbished house on Grasmere Way offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a spacious reception room that welcomes you with its contemporary design, creating an inviting atmosphere for both relaxation and entertaining.

The heart of the home is undoubtedly the modern kitchen, which seamlessly connects to the lounge and dining area. Bi-fold doors open up to a low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep.

The refurbishment has been completed to a high standard, ensuring that every corner of the house reflects a contemporary aesthetic while maintaining a warm and welcoming feel.

With its prime location and modern amenities, this home on Grasmere Way is a rare find that is sure to attract interest. Don't miss the opportunity to make this stunning property your own.



Council Tax Band: D



Front garden

Mostly laid to lawn with established shrubs and footpath leading to the porch and front door.

External cupboard

Large store cupboard housing the Harvey water softener, recently installed combi boiler and upgraded electric meter. Ample space for garden tools etc.

Hallway

Composite front door leading to the hallway with double glazed side panel window with frosted glass. High specification touch slight system with a vast amount of downlights. White wooden door to the cloakroom.

Kitchen /dining area

Impressive, stylish and well designed kitchen with Quartz work top and upstand surrounding the perimeter of the kitchen and a modern island housing the Induction four burner hob, large pan drawers and further cupboards. The inset sink with Frankie tap is situated below the full width double glazed window overlooking the well maintained communal grounds and leafy outlook. Integrated appliances including the dishwasher, tall fridge freezer, recycle bin cupboard, built in microwave and two eye level electric ovens. Water softener, LVT oak effect flooring throughout the downstairs open plan to the dining area.

Dining area

Ample space for a large dining table and chairs suitable for entertaining and family meals. Vertical radiator, sound system ceiling speaker, two pendant lights continuation of the LVT flooring and open plan to the lounge area.

Lounge area

Breath taking lounge area with high specification full width bi-folding doors with built in blinds. Under stairs storage cupboard housing the gas meter, further radiator, down lights and LVT wood floor.

Cloakroom

Low level built-in toilet, space for washing machine and separate tumble dryer, eye level built in cupboard, floating hand basin, wood floor and extractor fan.

Stairs

Luxury grey carpets to the first floor and landing with white wood doors leading to the bedrooms and bathroom.

Master Bedroom

Situated at the rear of the property, this stunning master

bedroom benefits from a rural leafy outlook with views of the Wildlife Trustland. Wall of mirrored built in cupboards with ample space for hanging clothes and built in drawers. Carpet, radiator and down lights.

Second bedroom

Similar size to the master bedroom with double glazed window overlooking the well maintained communal gardens and oak trees. Carpet, down lights and radiator.

Bathroom

Modern floor to ceiling high gloss tiled bathroom consisting of a large bath with shower over bath, built in toilet and hand basin, double glazed window with obscured glass, heated towel rail, down lights, tiled floor and extractor fan.

Garden

Leading from the bi-fold doors this lovely South facing garden has been designed to create a luxury easy to maintain garden with astro turf, decking, outside tap and secure rear gate to the private Grasmere Estate.

Garage

Single garage in a block with up and over door.

Grasmere

The beautiful estate comprises of 6 acres of garden, woodlands, meadows and a tranquil stretch of the River Wey, which joins the Thames at Weybridge. Growing on the estate are a number of magnificent oak trees.

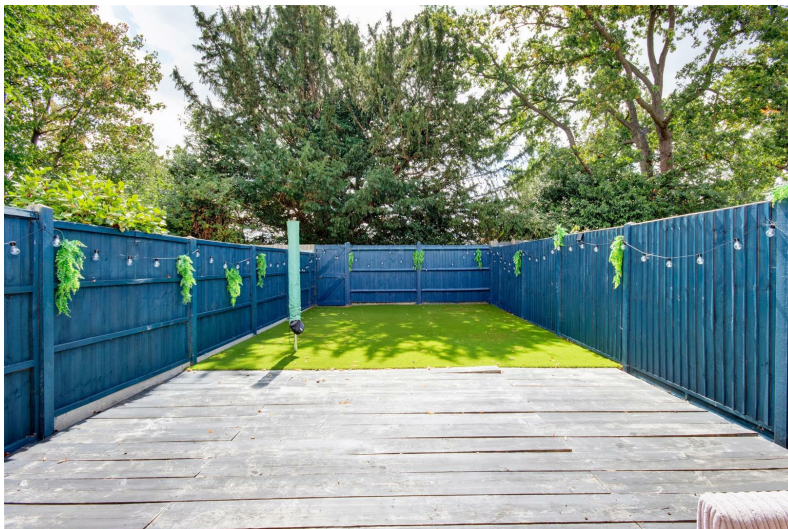
The estate is made up of 84 homes situated within three roads, Millmead, Rivermead and Grasmere Way (2 houses are located on High road at the entrance to the estate).

Adjacent to the river there is a small gate leading onto Mill Lane, which follows the course of the River Wey along which there are a number of pleasant walks of varying lengths and suitable for all ages.

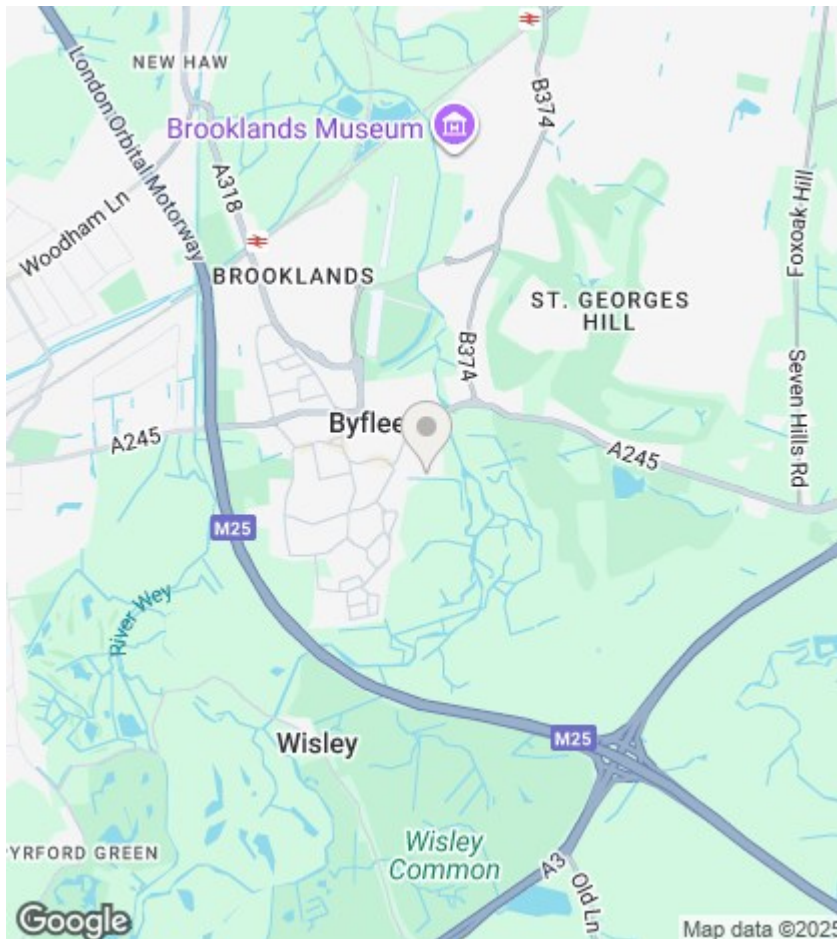
So please take the time to explore the surrounding area and enjoy what is right on the door step.

Maintenance & Upkeep

The general upkeep and maintenance fee is £300 per annum which covers the 6 acres of gardens by professional contracted gardeners and the selection of magnificent oak trees.







Directions

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 1st exit and stay on High Rd. Turn right onto Grasmere Way.

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		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Disclaimer:
Floor plan not drawn to scale, drawing and dimensions are for guidance only. Whilst every care is taken to prepare this plan, no guarantees or responsibility are made towards the accuracy or completeness of the floor plan.