



42 Petersham Avenue, Byfleet, Byfleet, Surrey, KT14 7HY

Price Guide £575,000

- No onward purchase
- En-suite to the master
- Landscaped garden
- Three double bedroom family home
- Large conservatory
- Ten minute walk to Byfleet and New Haw Station

42 Petersham Avenue, Byfleet KT14 7HY

Situated in the charming area of Petersham Avenue, Byfleet, this delightful house offers a perfect blend of comfort and convenience. With two/ three spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The heart of the home features three generously sized double bedrooms, ensuring ample space for family or visitors. The master bedroom boasts the added luxury of an en-suite bathroom.

The house also includes a well-appointed family bathroom, A standout feature of this property is the beautifully landscaped garden, which offers a tranquil outdoor space. Additionally, the conservatory adds a touch of elegance, creating a bright and airy space that can be enjoyed year-round.

Conveniently located just a short walk from Byfleet and New Station, this home provides easy access to local amenities and transport links, making it an excellent choice for commuters.



Council Tax Band: D



Driveway

Discreetly positioned block paved driveway set behind an established bush and brick wall benefiting from off street parking for two cars. Wide gate leading to the garden and UPVC front door leading to the hallway.

Hallway

Stunning hallway with high gloss walnut colour wood floor, two ceiling lights, radiator, under stairs cupboard with bi-fold doors and ample space for storage. Door leading to the lounge.

Lounge/dining room

Light and bright lounge with new carpet, radiator, down lights, double glazed window, gas fire with marble surround and wooden mantelpiece, archway leading to the dining area.

Dining area

Spacious dining area suitable to accommodate a large dining table and chairs. Central ceiling light, radiator and patio sliding doors leading to the conservatory.

Conservatory

Large conservatory with a vaulted ceiling, laminate floor, wall lights, radiator so this amazing room can be used all year, patio doors leading to the garden.

Kitchen

Well designed kitchen situated at the rear of the property with a vast amount of cream eye and base level cupboards, formica work top, space for a cooker, tall fridge freezer and washing machine. Integrated dishwasher, stainless steel sink and drainer below the double glazed side aspect window, tiled floor, UPVC rear door leading to the garden, Glow-Worm boiler discreetly positioned in a cupboard, tiled floor and ceiling light.

Stairs to first floor and landing

Carpeted staircase with side aspect double glazed window, central ceiling light, smoke alarm and doors leading to the bedrooms and bathroom.

Master bedroom

Spacious master bedroom with a wall of fitted mirrored wardrobes, double glazed window overlooking the entrance, carpet, central ceiling light and radiator. Door leading to the en-suite.

En-suite to master bedroom

Light and bright en-suite with a double glazed window with obscured glass, vinyl floor, tiled shower cubicle with Triton electric shower. Low level toilet through an arched wall, hand basin built into the vanity unit central ceiling light and white towel rail,

Second bedroom

Double bedroom with carpet, built in wardrobe, radiator, central ceiling light, double glazed window overlooking the garden.

Bathroom

Generous size bathroom with a white suite comprising of a large panel bath and chrome mixer taps, part tiled wall, low level toilet, hand basin built in to a vanity unit, white towel rail, down lights, vinyl floor and double glazed window with obscured glass.

Stairs to second floor

Carpeted staircase to the top floor with a double glazed side aspect window and door leading in to the bedroom.

Third bedroom

Double bedroom benefitting from two double glazed velux windows, three walk-in eaves storage cupboard, carpet and a built in single wardrobe with frosted glass.

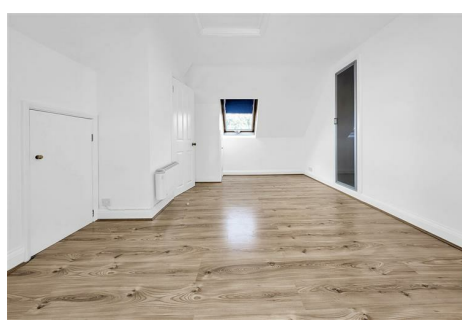
Garden

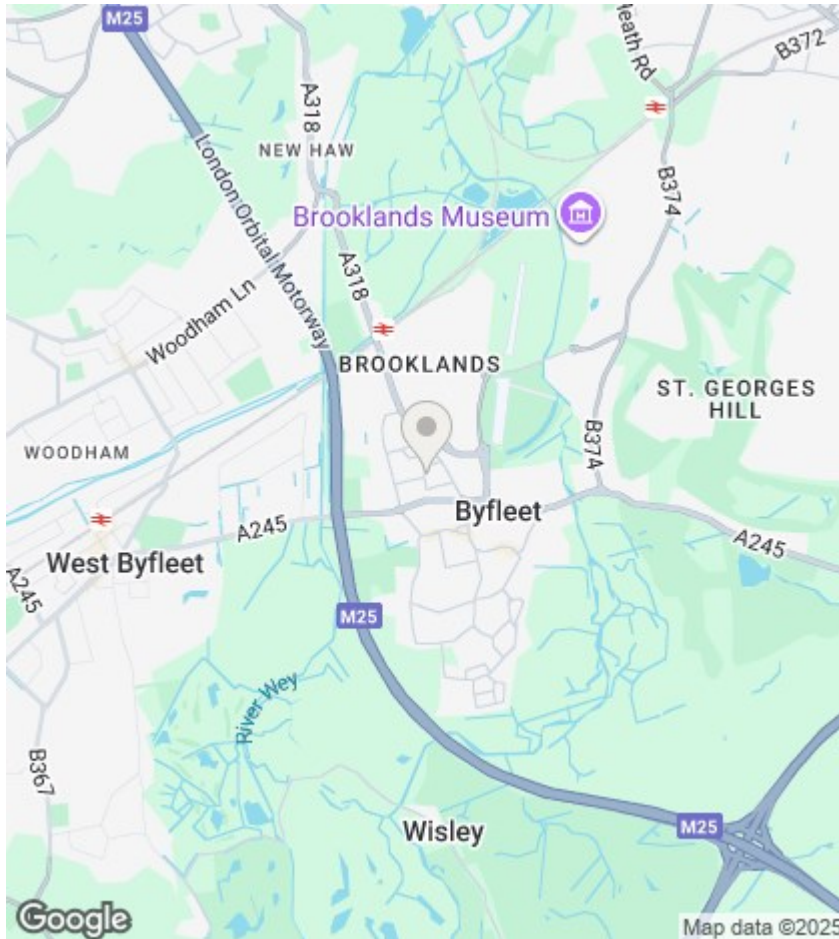
Landscaped, sunny garden mostly laid to lawn with a sweeping block paved footpath and patio area, outside tap, mature shrubs, two large storage sheds and wide access to the front.

Location and Amentities

Petersham Avenue is situated in a lovely quiet residential road in Byfleet Village, Byfleet and New Haw station is approximately 10 minute walk away with direct access to Waterloo. Great for commuting into London. Byfleet Primary school is highly recommended for infant to Primary age children. Brooklands track benefits from activities and parks for children along with rural walks along the canal. Tescos and Marks and Spencers at closeby also takeaways, restaurants and local pubs.







Directions

Byfleet & New Haw Walk south-west towards Byfleet Rd/A318 Turn left onto Byfleet Rd/A318 Continue to follow A318 Slight right onto Oyster Ln Turn right onto Petersham Ave Destination will be on the left KT14 7HY

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		
(69-80) C		
(55-68) D	56	70
(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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TOTAL: 118.09 m2 / 1271.11 sqm
(Internal only)

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.