



## Church Road

Byfleet, KT14 7NG

Wingate & Withers  
ESTATE AGENTS

- Four bedroom extended family home
- Three bathrooms
- Utility room
- Large kitchen

**£579,950**

Four Bedroom Family Home







## Property Description

### INTRODUCTION

Extended four bedroom family home displayed over three floors with a bathroom on every floor, extended lounge, separate dining room and spacious kitchen. This substantial sized property is a tardis.

Situated in the most sought after location on Church Road that is only minutes walk to the village shops. Close to the A3 and M25 and within walking distance to Byfleet and New Haw station.

### FRONT ENTRANCE

Block paved driveway that accommodates parking for three cars and a motorcycle. Side access via a secure gate, outside tap, established trees and shrubs offering a private outlook from the property and a storm porch to the front door.





### HALLWAY

White UPVC front door. Spacious hallway with side aspect double glazed window, ceiling light, radiator, carpets, under stairs storage cupboard housing the gas meter, small corner cupboard housing the fuse box and electric hard wired smoke detector.

### DOWNSTAIRS CLOAKROOM/SHOWER ROOM

Large enclosed low level shower tray and enclosure with Aqualisa power shower, hand basin, side aspect double glazed window with obscured glass, toilet, chrome heated towel rail and vinyl flooring.



### UTILITY ROOM

A must in a family home, this lovely utility room houses the Worcester Boiler, space for washing machine and tumble dryer, double glazed side door, ceiling light, extractor fan, radiator and ceiling lights.

### KITCHEN

Impressive size kitchen that offers a vast range of matching eye and base level cupboards with granite work tops throughout and under cupboard lights. Space for a free standing American Style fridge freezer with water installation and dishwasher. 5 burner gas hob, hot point double oven and Neff curved glass extractor fan. Large double glazed window with fitted vertical blinds situated above the black sink and drainer, radiator, Velux window, ceiling fan and track ceiling lights by the dining end and down lights on a dimmer switch.



### DINING ROOM

Fantastic size dining room that offers a large double glazed bay window, carpets, white wooden mantelpiece with beige stone hearth, radiator and ceiling light. Two wood glass panel doors that open out into the lounge.



### LOUNGE

Extended to provide a 23ft long lounge with velux windows and large double glazed patio doors leading to the enclosed private garden and patio area. This superb lounge offers versatile living accommodation with ample space for furniture, carpets, coving, radiator, fan and down lights.





#### **FOURTH BEDROOM**

Situated at the rear of the property with a large double glazed window over looking the garden. Large single room, carpet, ceiling light and radiator.

#### **THIRD BEDROOM**

Large double bedroom with carpets, rear aspect double glazed window, radiator, ceiling light, coving and sky aerial.

#### **BEDROOM TWO**

Situated at the front of the property this lovely bedroom is light and sunny with a double glazed bay window, carpets, coving, ceiling fan with light and radiator.



#### **BATHROOM**

Second floor bathroom with a corner enclosed shower cubicle with Aqualisa shower, front aspect obscured double glazed window, down lights, vinyl flooring, hand basin built into a vanity unit, shaving point, mirror vanity cupboard and chrome dual fuel towel rail.

#### **STAIRS TO THE MASTER**

Carpeted stairs to the top floor with side aspect double glazed window. Door leading to the bedroom.

#### **MASTER BEDROOM**

Larger than average master bedroom with a stunning walk in dressing room. The master offers a vast amount of space for vanity units and drawers, down lights, large double glazed window over looking the garden, radiator and carpets.

Walk in wardrobe with dual row of rails and ceiling light.

#### **EN-SUITE TO MASTER**

Full size bathroom with an extra large enclosed white panelled bath and chrome mixer taps, Aqualisa power shower and shower screen, white basin built into a vanity cupboard, shaving point, eaves storage cupboard, large mirrored cabinet and dual fuel towel rail.



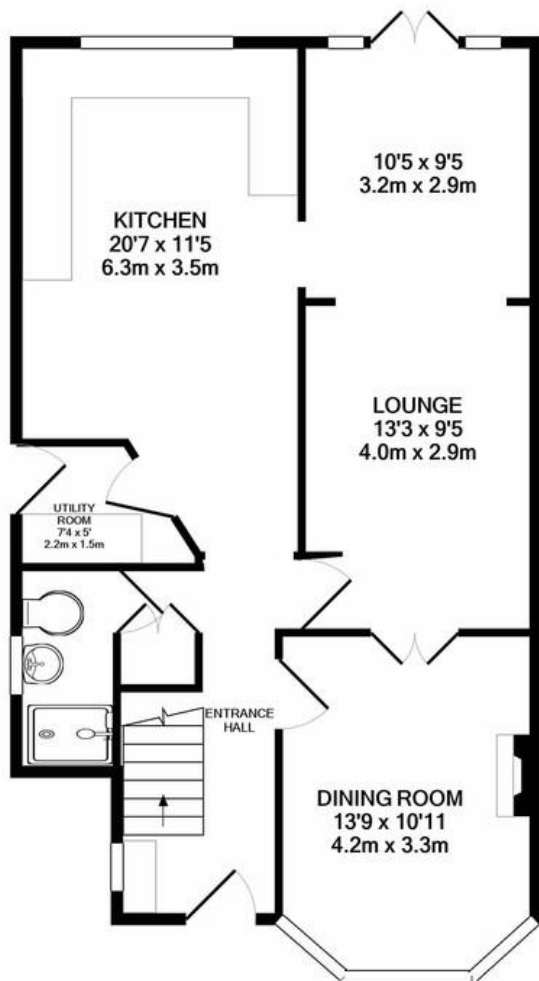
#### **GARDEN**

Large private west facing garden with patio area, mostly laid to lawn with a flower border with established bushes and trees, External electrical socket, outside sensor light and outside tap.

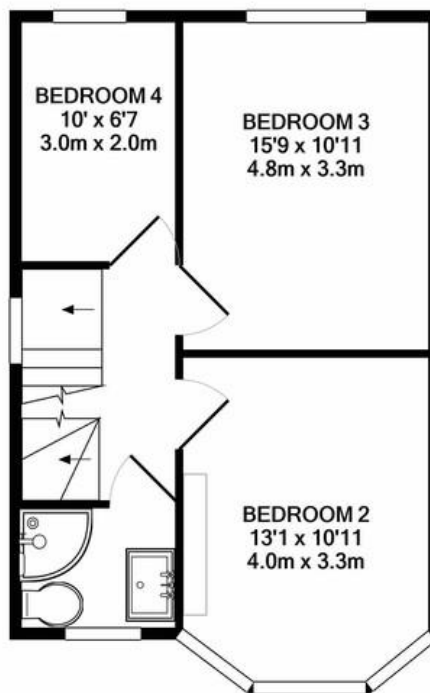
#### **OUTBUILDING**

The perfect area for an outside office, gym or man cave. Light and power and only recently installed.

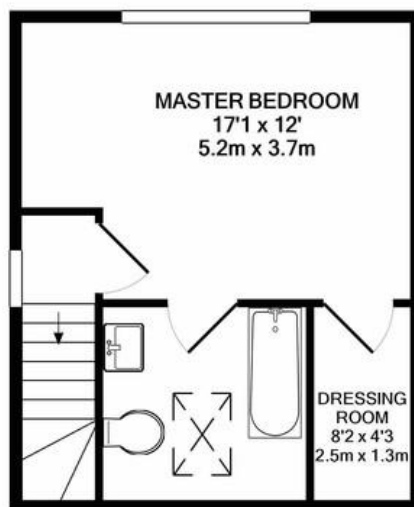




GROUND FLOOR  
APPROX. FLOOR  
AREA 726 SQ.FT.  
(67.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1473 SQ.FT. (136.8 SQ.M.)

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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