



11 The Maltings, Byfleet, Surrey, KT14 7PY

£550,000

- Detached
- Attached garage with access from garden
- Quiet cul de sac location
- Two double bedroom
- Wrap around garden

11 The Maltings, KT14 7PY

Tucked away in one of Byfleet's most desirable Cul de sac location's, is this two double bedroom detached bungalow with garage and wrap around garden.

This spacious charming bungalow offers flexible accommodation with a light and bright double aspect living room, opening to a separate dining room. Other features include a Master Bedroom with built in wardrobes kitchen with storage, bathroom and cloakroom.

This Freehold bungalow is offered to the market end of chain with driveway and garage.



Council Tax Band: E



Front Garden

Well maintained front garden mostly laid to lawn with established shrubs and bushes, off street parking in front of the garage, large side gate to garden and block paved footpath leading to the front door.

Hallway

Composite burgundy front door leading to the spacious hallway with carpet, radiator and two large cupboards, one housing the water tank and shelves and the other suitable for coats. Central ceiling light, loft hatch and doors to all rooms.

Lounge

Light and bright lounge with a side aspect double glazed bay window and full width sliding patio doors leading to the garden. Feature fireplace (currently disconnected) with mantelpiece, carpet, radiator, ceiling and wall lights and door leading to the dining room/bedroom three.

Dining Room/Bedroom Three

Large double glazed window overlooking the rear garden, carpet, central ceiling light, radiator and wood door with glass panels leading to the lean-to.

Cloakroom

Situated close to the front door with a matching avocado low level toilet and floating hand basin. Double glazed window with obscured glass, vinyl flooring, radiator and ceiling light.

Kitchen

Spacious, well designed kitchen with a vast amount of matching burgundy eye and base level cupboards, part tiled splash back and formica worktop creating a breakfast area and further storage below. Free standing electric double cooker, washing machine and fridge. Double glazed window situated above a stainless sink and two drainers, vinyl flooring, UPVC back door to the garden, two floor to ceiling cupboards one housing the British Gas boiler and the other for storage. Alcove offering ample space for a seating area with ceiling light and carpet.

Master Bedroom

Larger than average master bedroom benefiting from a wall of fitted wardrobes with bi-fold doors, double glazed window overlooking the rear garden, carpet, radiator and ceiling light.

Bedroom Two

Large double bedroom situated at the front of the property, radiator, carpet, central ceiling light and double glazed window.

Bathroom

Spacious family bathroom comprising of a matching large panel bath, low level toilet and hand basin. Part tiled walls, radiator, double glazed window with obscured glass, carpet and ceiling light.

Garden

Private and enclosed corner plot garden with established trees and shrubs including; Camellia, Rose bushes and other seasonal flowers. South Westerly facing garden mostly laid to lawn with established laurels and conifers providing a private and secluded garden. Greenhouse and fence to the front along with a further gate to the front and a rear door to the garage.

Garage

Up and over garage door to the single garage, rear door to the garden and with light and power.







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 2nd exit onto Church Rd Turn right onto Brewery Ln Turn right onto The Maltings Destination will be on the right

Viewings

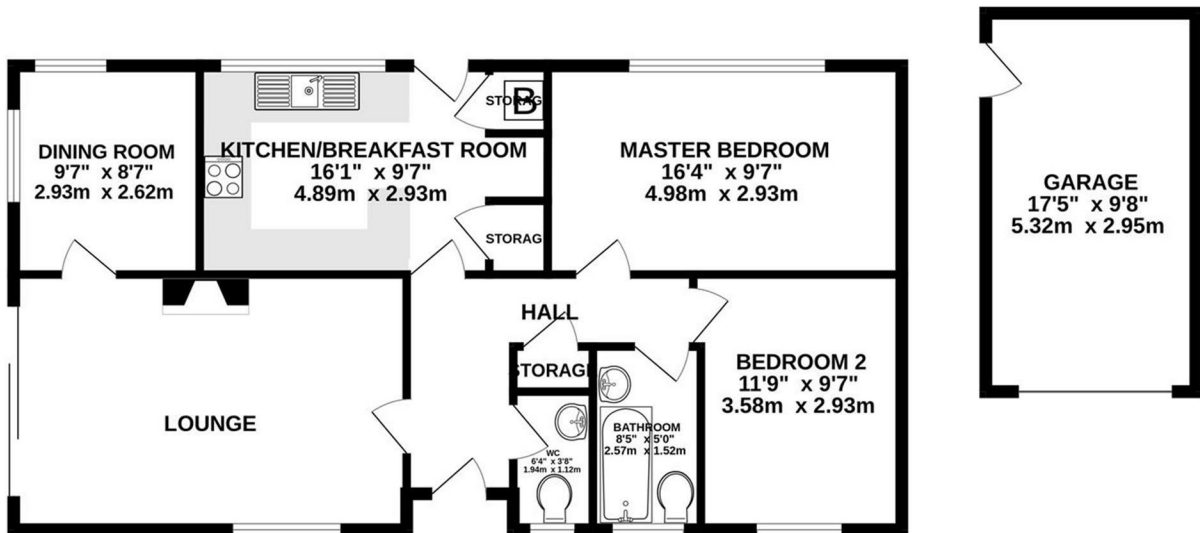
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(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
 1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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