



Richard State

Independent Estate Agents

Foxlake Road, Byfleet, KT14 7PW Guide price £500,000

A highly desirable double fronted semi detached chalet bungalow offering great scope for improvement, extension and further enlargement of the roof space and featuring an 80' garden with a quite fantastic 26' x 20' garden room with a shower room, perfect for a multitude of purposes such as entertaining, a gym or running a health/beauty therapy style business. The living space includes a living room with an open fireplace, a fitted kitchen, a modern shower room and two bedrooms whilst the first floor has a third bedroom. The property is complemented by a block paved frontage for two cars and a private side driveway leading to a detached garage/workshop. Foxlake Road is a popular cul-de-sac in the heart of Byfleet Village with it's schools, parks, shops and range of restaurants and pubs.

OFFERED FOR SALE WITH NO ONWARD CHAIN



- Great potential for extension and larger loft conversion (S.T.P.P)
- Fabulous 26' x 20' garden room with ensuite shower room
- Own driveway leading to a detached garage/workshop
- Gas central heating
- Popular cul-de-sac location in the heart of the village
- No onward chain

The accommodation comprises (please see attached floor plan):

ENTRANCE CANOPY: Front door to:

ENTRANCE HALL: Understairs cupboard, covered radiator

LIVING ROOM: Open fireplace, radiator, patio doors to garden

KITCHEN: One and a half bowl ceramic sink, white wall and base units with integrated coffee machine, microwave, dishwasher, oven and hob, utility cupboard with plumbing for washing machine and space for tumble drier, cupboard housing boiler, two windows, door to garden

BEDROOM ONE: Double glazed window, radiator

BEDROOM TWO: Double glazed window, radiator

SHOWER ROOM: Modern white suite comprising shower enclosure, w.c., hand basin in vanity unit, tiling, two windows, towel radiator

TURNING STAIRCASE TO FIRST FLOOR LANDING: Window, eaves storage

BEDROOM THREE: A good size 'L' shaped room with window and radiator

OUTSIDE:

FRONT GARDEN: Block paved driveway for two cars, lawn, gated side driveway to:

REAR GARDEN: Extending to around 80' including the garden room, patio, shed, sunken trampoline, borders with shrubs and plants, remainder laid to lawn

GARDEN ROOM: A huge room with an ensuite shower room making it suitable for a multitude of purposes such as a gym, entertaining or running a health/beauty therapy style business. Downlighters, double glazed double doors, shower room with shower area, w.c., hand basin in vanity unit, tiling to walls and floor with underfloor heating, downlighters, sensor light mirror

GARAGE/WORKSHOP: Light and power, insulation, double glazed window, personal door to garden

EPC RATING: D COUNCIL TAX BAND: D





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 84 </div>
(81-91) B	
(69-80) C	
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	<div style="text-align: center;"> 84 </div>
(81-91) B	
(69-80) C	
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Not environmentally friendly - higher CO ₂ emissions	
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For an appointment to view please telephone 01932 354111

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