



# Richard State

*Independent Estate Agents Limited*



**70 Station Road, West Byfleet, KT14 6DX**  
**Guide price £800,000**





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# 70 Station Road

**West Byfleet, KT14 6DX**

An enchanting and exquisite double fronted detached cottage style residence with origins from the late 1800's having been substantially enlarged and extensively modernised over the last five years with the result being an exemplary blend of contemporary style and great character which must be seen to be fully appreciated.

The free flowing ground floor living space has underfloor heating and includes a fabulous 24'9 x 16'11 custom made fitted kitchen/dining/family room with marble worktops and a range cooker, an open plan living room, a charming parlour/snug a utility room and a cloakroom. Upstairs a fantastic master bedroom has a large ensuite with a roll top bath and separate shower enclosure with the two further double bedrooms served by a family bathroom also with a bath and separate shower enclosure. This unique home is complemented by a block paved driveway and a delightful secluded 65' south facing garden with a great 15'7 x 15'7 timber cabin. Station Road is a commuters dream with West Byfleet station mainline station to Waterloo within five minutes' walk and West Byfleet village centre and popular schools also nearby.

**HIGHLY RECCOMENDED FOR INTERNAL INSPECTION**



The accommodation comprises (please see attached floor plan);

**ENTRANCE HALL:** Feature mirrored wall, opening to;

**PARLOUR/SNUG:** Angular bay with double glazed sash windows, feature decorative cast iron fireplace, understairs cupboard, downlighters

**INNER LOBBY:**

**CLOAKROOM:** W.C., metal hand basin with wall mounted taps, double glazed window, downlighters

**UTILITY ROOM:** Plumbing for washing machine, space for tumble drier, boiler and hot water tanks

**KITCHEN/DINING/FAMILY ROOM:** A comprehensive range of custom made hand painted wall and base units with marble worktops, large sink with boiling water tap, Rangemaster range cooker with extractor hood, wine cooler, rare four door fridge freezer, dishwasher, downlighters, two double glazed windows, double glazed aluminium double doors to rear garden, opening to;

**LIVING ROOM:** Feature brick open fireplace with eco friendly log burner, timber clad wall with plate rail, downlighters, angular bay with double glazed sash windows

**ORIGINAL TIMBER STAIRCASE TO FIRST FLOOR LANDING:** Hatch to loft

**MASTER BEDROOM:** A really impressive room with a range of fitted wardrobes, two garden aspect double glazed windows, covered radiator,





second radiator

**LUXURY ENSUITE BATHROOM:** Roll top claw foot bath with central wall mounted taps, separate shower enclosure, twin hand basins in vanity unit, attractive tiling to walls and floor, ladder radiator, downlighters, double glazed window

**BEDROOM TWO:** Double aspect with double glazed sash window and second double glazed window, downlighters, covered radiator

**BEDROOM THREE:** Fitted wardrobes, double glazed sash window, downlighters, covered radiator

**LUXURY FAMILY BATHROOM:** Oval bath with shower attachment and wall mounted taps, large shower enclosure, designer hand basin in stone topped vanity unit with wall mounted taps, w.c., Velux window, downlighters, towel radiator

**OUTSIDE:**

**FRONT GARDEN:** Block paved driveway providing off road parking, borders with climbing roses, gated side access to;

**REAR GARDEN:** A delightful secluded garden extending to around 65' and enjoying a sunny southerly aspect. Decking with pergola and lighting, borders stocked with a variety of shrubs, trees and plants, second area of decking with lighting and firepit, remainder laid to lawn

**CABIN:** A large modern timber cabin with light and power, double glazed double doors

N.B: There are numerous parking bays in Station Road with an 11am - 3pm restriction requiring a permit which is available for around only £80 per year

EPC Rating: C

For an appointment to view please telephone 01932 354111

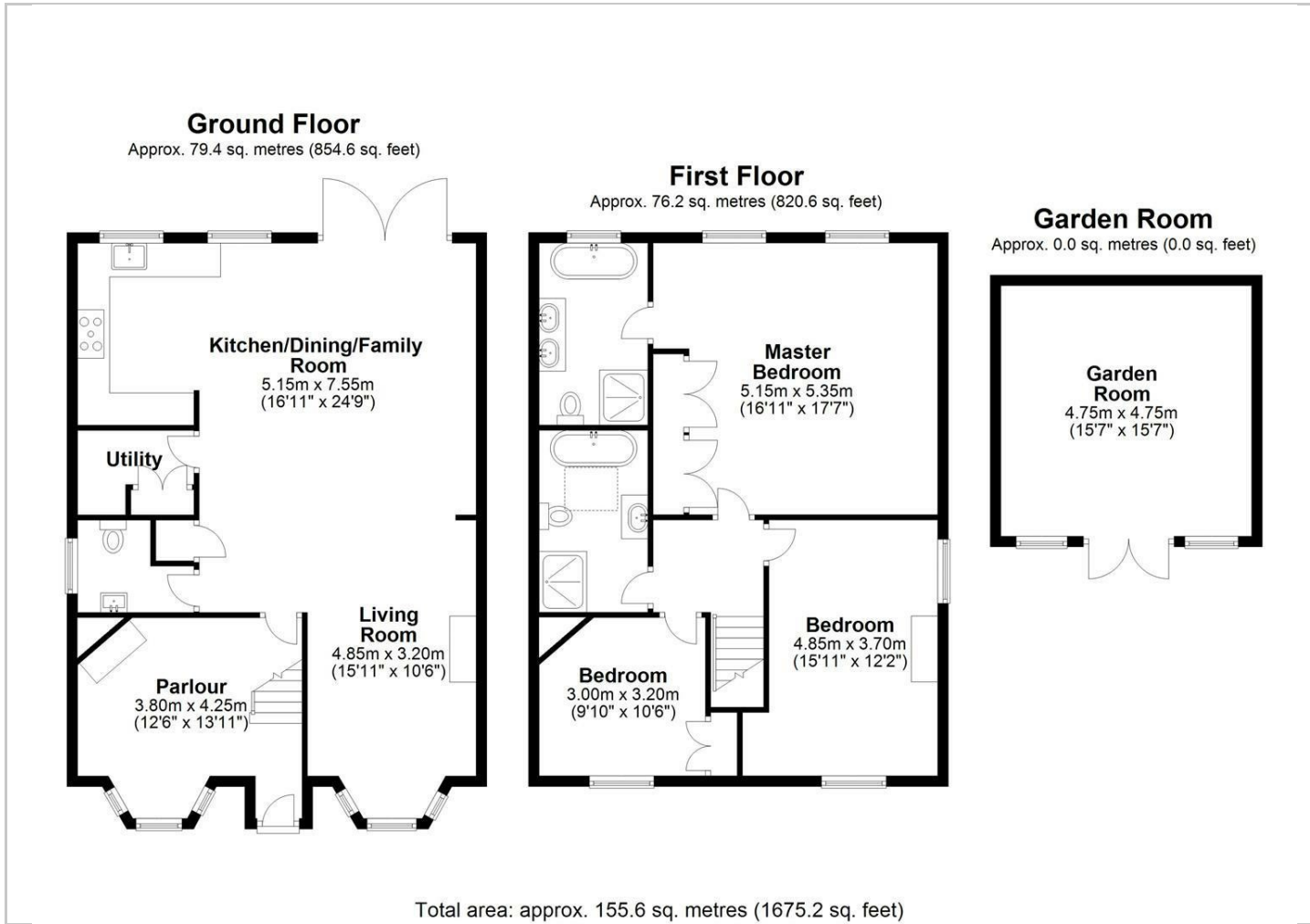
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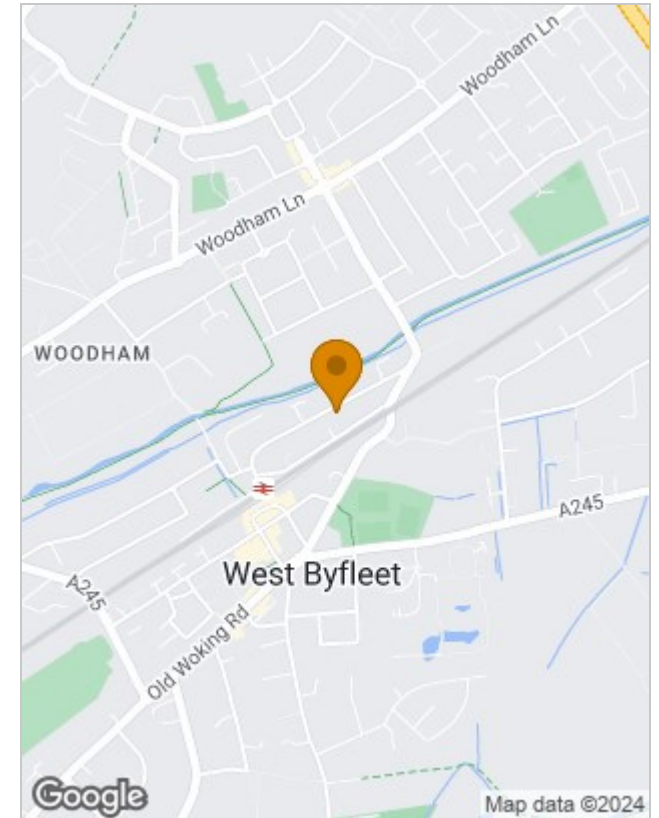




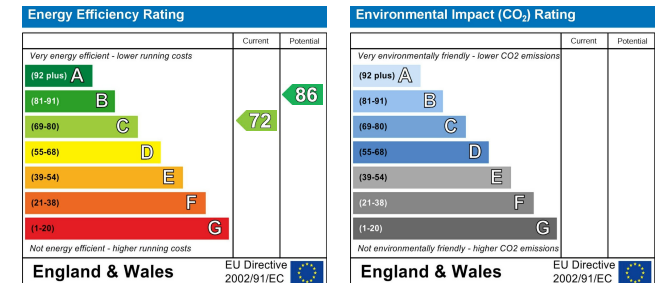
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

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