



# Richard State

*Independent Estate Agents*

## **Madeira Road, West Byfleet, KT14 6DD £435,000**

A spacious, much improved and well presented three bedroom end of terrace house offering bright free flowing living space complemented by a private enclosed sunny south facing garden with a rear gate and a nearby single garage. The property enjoys a popular and ultra convenient location just a few minutes' walk from West Byfleet mainline station to Waterloo. The ground floor comprises a hall cloakroom and a modern fitted kitchen open plan to a spacious living dining room with patio doors to the garden whilst upstairs the three good size bedrooms are served by a modern family bathroom with a bath and a separate shower enclosure. Improvements by the current owners include a new insulated roof in 2020 and a new combination boiler in 2023. Madeira Road is ideally situated close to West Byfleet village shops, restaurants, health centre, golf club and the favoured Marist primary and West Byfleet infants and junior schools.

**HIGHLY RECOMMENDED FOR INTERNAL INSPECTION**



- **Bright and spacious living/dining room**
- **Hall cloakroom**
- **Double glazing and gas central heating with a new combination boiler**
- **Private enclosed south facing garden**
- **Garage**
- **Residents on road permit parking spaces - £80 per annum**
- **New insulated roof in 2020**
- **Close to West Byfleet village shops, schools and mainline station to Waterloo**
- **Remodelled bathroom with a bath and separate shower enclosure**
- **Modern kitchen**



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**The accommodation comprises (please see attached floor plan);**

**ENTRANCE CANOPY: Double glazed front door to:**

**ENTRANCE HALL: Wood flooring, radiator**

**CLOAKROOM: Modern white suite comprising w.c., hand basin, storage cupboard, downlighters, double glazed window**

**LIVING/DINING ROOM: Wood flooring, understairs cupboard, two radiators, double glazed window, double glazed patio doors to garden, opening to:**

**KITCHEN: One and a half bowl sink in a modern range of white laminate wall and base units with integrated oven, hob and AEG extractor hood, plumbing for dishwasher and washing machine, recess for fridge freezer, larder, cupboard housing combination boiler, downlighters, tiling, double glazed window**

**TURNING STAIRCASE TO FIRST FLOOR LANDING: Radiator**

**BEDROOM ONE: Double glazed window, radiator**

**BEDROOM TWO: Built in storage cupboard, double glazed window, radiator**

**BEDROOM THREE: Built in storage cupboard, double glazed window, radiator**

**BATHROOM: A spacious family bathroom with a modern white suite comprising bath, separate shower enclosure, w.c., hand basin, tiling, ladder radiator, double glazed windows, radiator**

**OUTSIDE:**

**FRONT GARDEN: Slate border, lawn with hedging**

**REAR GARDEN: Private enclosed rear garden enjoying a sunny southerly aspect. Patio, borders with shrubs and plants, pedestrian rear gate, remainder laid to lawn**

**GARAGE: Single garage with up and over door in nearby block**

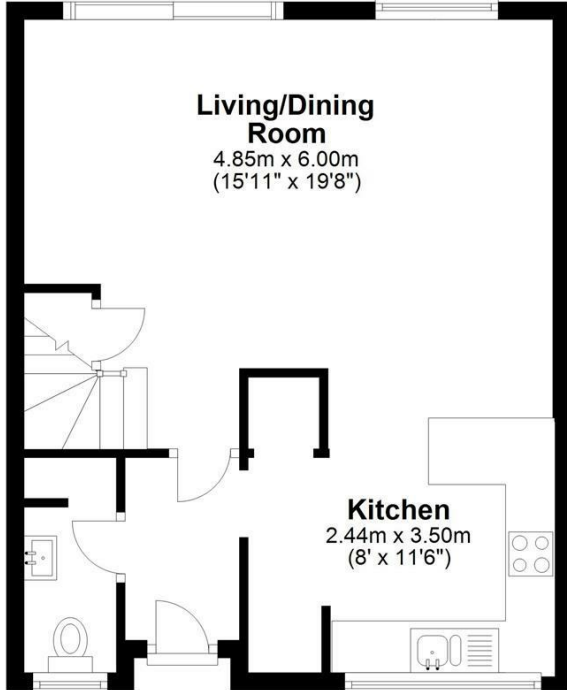
**N.B. There is a monthly charge of £50 payable to the management company of the development towards maintenance of the communal areas. Whilst the house is freehold, the garage is sold with a long lease.**





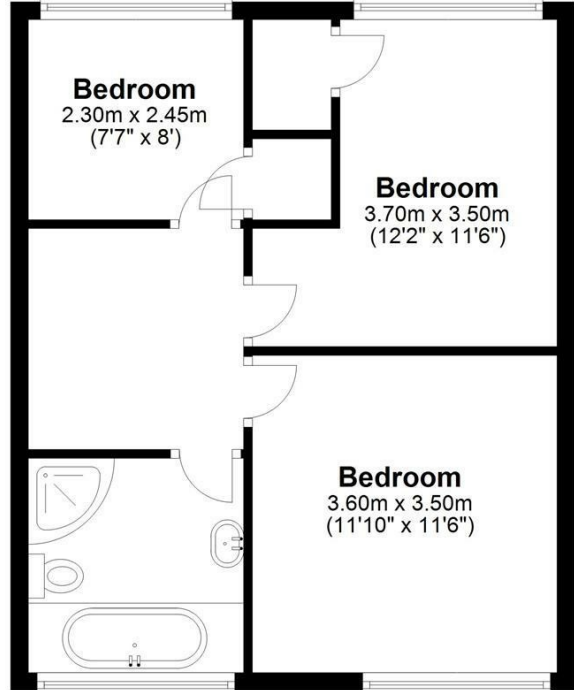
### Ground Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



### First Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 88.7 sq. metres (954.9 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



**EPC RATING: D COUNCIL TAX BAND: D**

**For an appointment to view please telephone 01932 354111**

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