



ALEXANDER RUMSEY
REAL ESTATE

Chertsey Road, Byfleet, KT14

Offers Over £400,000

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Built in 2012, this beautifully presented two-bedroom terraced home combines modern convenience with timeless design. Located on an established residential road, the property features a charming tile-hung façade complemented by contemporary comforts such as double glazing, gas central heating, LED recessed lighting, and underfloor heating on the ground floor.

The ground floor includes a convenient cloakroom and a fully fitted kitchen with granite worktops, eye-level and low-level storage units, and a tiled floor that connects the kitchen, hall, and WC with both practicality and elegance. The spacious living/dining room features French doors leading to the garden patio, a useful under-stairs cupboard, and TV aerial/satellite points. Finishing touches, such as chrome-plated power sockets and light switches, enhance the home's polished appeal.

Upstairs, both bedrooms are equipped with bespoke fitted wardrobes from Lawrence Walsh Fine Furniture and provide CAT5 wiring, TV, satellite, and FM/DAB points. The main bathroom offers tiled floors and walls, a shower and bath, a light well, and an extractor fan. Heating and hot water are powered by a reliable Vaillant gas combination boiler located in the airing cupboard.

Outside, the rear garden features a combination of lawn and patio spaces, bordered by well-tended shrubs and plants, with a gate leading to a service pathway. The front of the property includes the added convenience of off-street parking for two cars.

Situated in an ideal location, the home is within half a mile of Marks & Spencer and Tesco superstores, as well as Byfleet and New Haw train station. Byfleet Village is a short stroll away, offering shops, restaurants, services, a bank, and three welcoming pubs. For families, the nearby Kings Head Lane cul-de-sac provides access to recreational grounds and a sought-after junior school.

Offering a perfect balance of modern comfort and classic charm, this home is an excellent choice for those seeking a well-designed property in a convenient and desirable location.

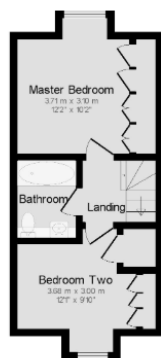


Total approx floor area: 647.7 ft² (60.2 m²)
Ground Floor: 316.1 ft² (29.4 m²)
First Floor: 331.6 ft² (30.8 m²)



This plan is illustrative only.
Its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor

- Sought-After Location
- Open Plan Lounge/Diner
- Allocated Parking For Two Cars
- Two Double Bedrooms
- Close Proximity To Byfleet & New Haw Train Station
- Immaculate Condition
- Modern Fitted Kitchen
- Private Rear Garden With Patio
- Spacious Family Bathroom & Downstairs W/C
- Close Proximity To Byfleet Village, Marks & Spencer and Tesco Superstores

