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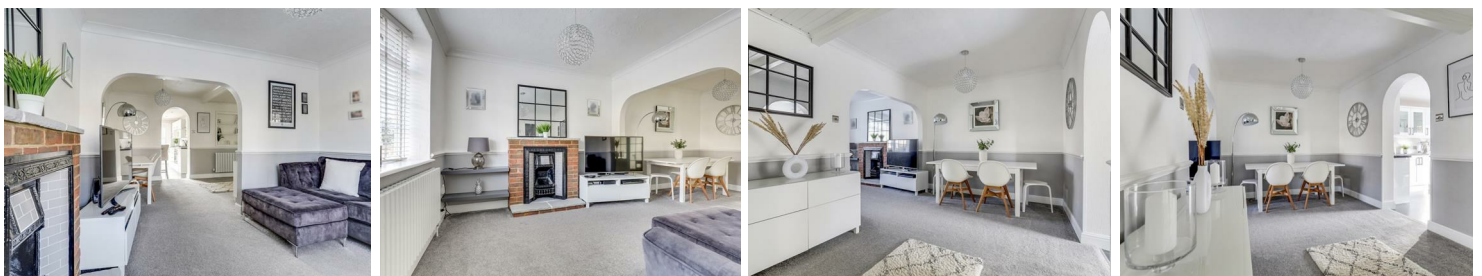


Church Road, Byfleet, KT147NF

£439,500



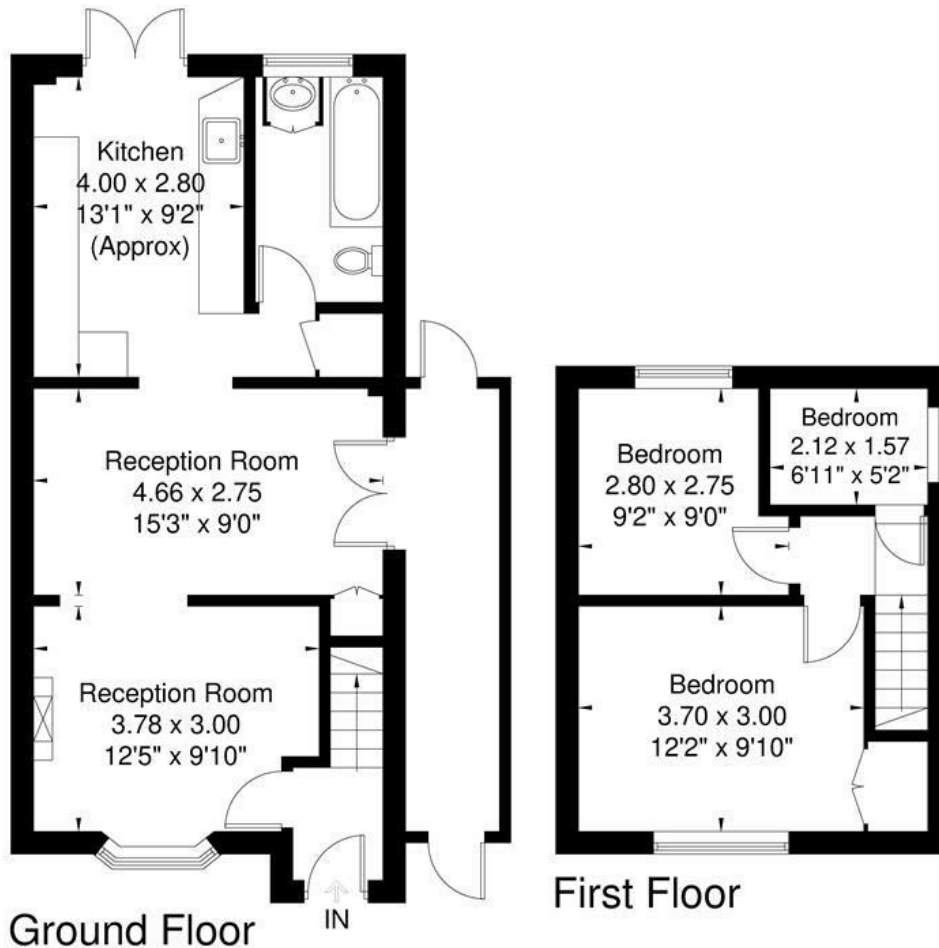
Outstandingly immaculate 3 bedroom, Semi Detached cottage becomes available. Offering excellent living and accommodation space, off street parking and private rear garden. Tastefully decorated throughout, this property is a must see! Good size, newly laid driveway offering off street parking. Hallway with feature flooring. Spacious and naturally lit open plan sitting and dining room, fully carpeted with feature fireplace. The dining room section of this room is large enough to accommodate an 8- seater dining table as well as additional furniture this is an excellent space. Walk in storage cupboard can be accessed from here as well as the purpose- built additional room, fully tiled currently used to host gym equipment and this room can be accessed externally or internally. The kitchen is large and South facing to the garden you can access the garden through the patio doors directly from the kitchen. Plenty of White high gloss wall and base units as well as plenty of work top space. Integrated appliances include oven and four ring gas hob, space for dishwasher and washing machine large area for double height fridge. Small utility area home to the boiler (conventional) leading into bathroom which is a good size and well- presented including bath, hand- held shower, WC and hand basin with vanity unit. Upstairs are 3 bedrooms and access to loft space from the landing. The loft is fully boarded with light. A large private rear garden extremely well landscaped, laid to lawn with paved footpath and mature shrub borders a beautiful South facing garden. Property is fully double glazed with composite door and gas central heating. Location is key being positioned in a popular and quiet road in the heart of Byfleet Village close to local shops and amenities as well as the Village Primary School. Excellent transport links including the M25 and A3. PROPERTY IS A MUST SEE! EARLY VIEWINGS HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT ONLY!



Floor Plan


KT14 7NF

Approximate Gross Internal Area = 84.3 sq m / 907 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.