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Chertsey Road, West Byfleet, KT14 7AY

Price Guide £850,000



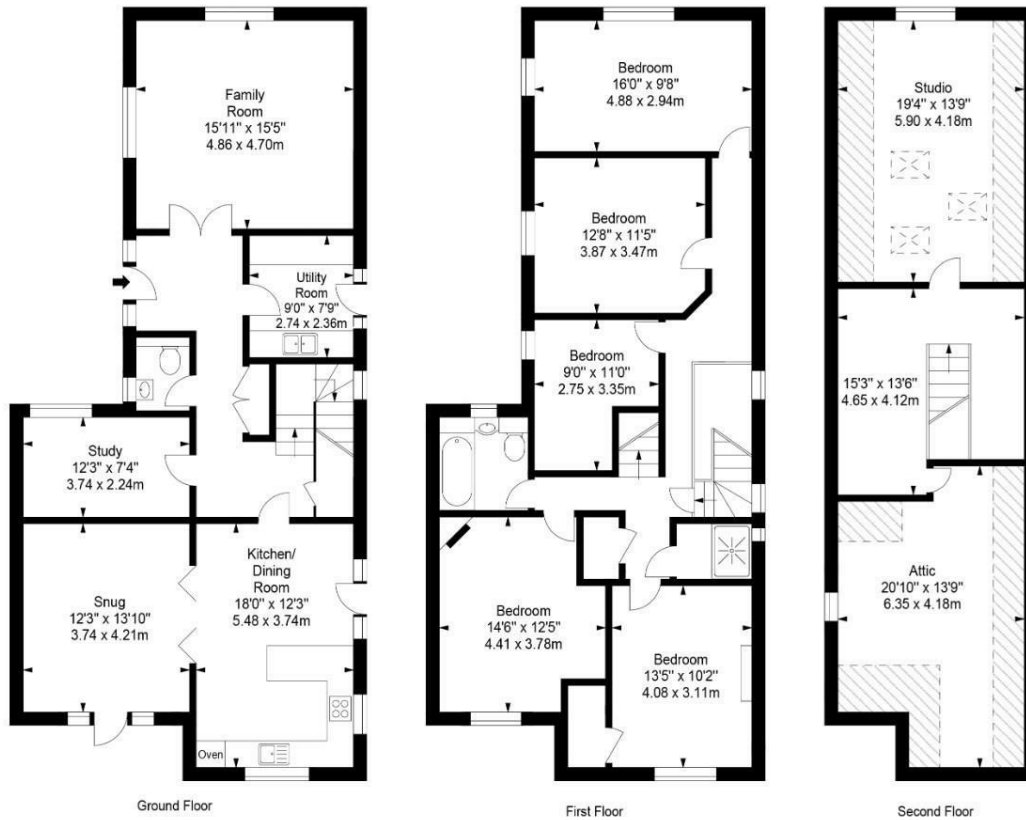
Rare opportunity to own a unique and extremely spacious, well designed 6 bedroom large plot Detached house, with great kerb appeal and private driveway for up to 5 cars and electric charge point. Beautifully renovated to a high standard and extended into the attic providing a 6th bedroom/studio and further attic conversion potential. The light spacious oak floor hallway leads to both the large, dual aspect family room with double doors that floods the room with natural light and, to the good sized utility room with practical worktops, units and external side door. The hallway also benefits from 2 built in storage cupboards, a contemporary downstairs cloakroom and a generous study that overlooks the attractive courtyard. The rear aspect of the house is a large open plan kitchen dining room, offering plenty of storage units, integrated appliances, external side door and beautiful landscaped garden views from the sink window. The kitchen leads into a 2nd well proportioned snug, with feature log burner and benefits from large window and French Doors opening onto porcelain patio and into the garden. The upstairs of this property is a wow factor with oak/glass balustrade and feature pendant lighting from the high ceilings provide a modern feel to this house. Upstairs is well proportioned over 2 floors. First floor offers 5 exceptional sized bedrooms, family bathroom and shower room while the 2nd floor benefits from a loft conversion with a generous double bedroom/studio, open mezzanine and high gabled separate loft storage space, with previous planning to convert to a habitable space and bathroom. The private rear garden has been carefully landscaped with porcelain patios, mature borders with laid lawn, shed, log store and purpose built entertainment area, internet and outhouse to the rear of the garden. Easy access to local amenities, shops, schools, main road networks (A3, M25 and M3) and within walking distance to the main railway Waterloo Line.



# Floor Plan

Approximate Area = 2,823 sq ft / 262.53 sq m

For identification only - Not to scale



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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