



Royston Avenue, Byfleet, KT14

Guide Price £335,000

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This beautifully presented two-bedroom ground floor maisonette combines style and practicality, offering contemporary living throughout with attractive wood-effect flooring enhancing every room.

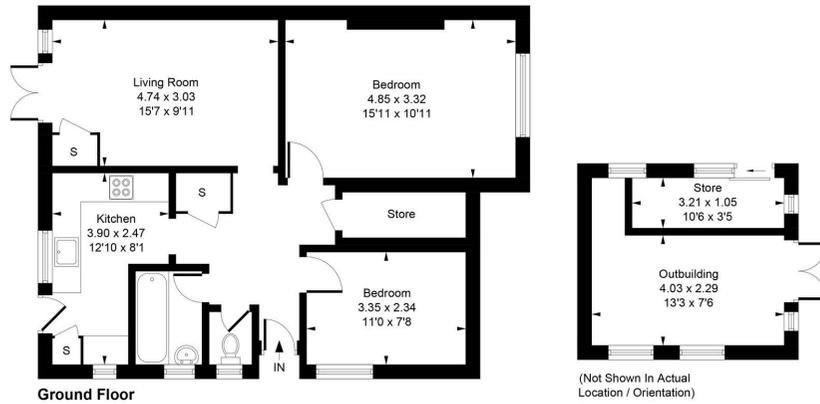
The bright and generously proportioned sitting/dining room creates a warm and inviting space for both relaxing and entertaining, with patio doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

The newly fitted kitchen is thoughtfully designed with sleek cabinetry, integral appliances and ample worktop space, and also provides convenient access to the garden. Both bedrooms are well-sized and filled with natural light, complemented by a modern bathroom and separate WC for added convenience.

To the rear, the south-facing garden is designed for easy enjoyment, featuring decking and low-maintenance astro turf – perfect for alfresco dining and summer gatherings. A substantial outbuilding offers exceptional versatility, ideal for use as a home office, studio, gym or additional recreational space.



Approximate Gross Internal Area = 66.09 sq m / 712 sq ft
Outbuilding & Store = 14.60 sq m / 157 sq ft
Total = 80.69 sq m / 869 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Beautifully presented two-bedroom ground floor maisonette
- Bright and spacious sitting/dining room
- Newly fitted kitchen with integral appliances
- Two well-proportioned bedrooms
- South-facing garden with decking and astro turf
- Stylish wood-effect flooring throughout
- Patio doors opening onto the rear garden
- Sleek cabinetry and generous worktop space
- Modern bathroom with separate WC
- Substantial outbuilding ideal for home office, studio or gym

