



7 The Willows, Byfleet, Surrey, KT14 7QY

Price Guide £430,000

- Three bedroom family home
- Conservatory with recently replaced roof and bi-folding doors
- Downstairs cloakroom
- Large kitchen
- New Gloworm boiler and radiators
- Low maintenance private and secluded garden

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The Willows is a sought-after location, offering a friendly community atmosphere while being conveniently close to local amenities and transport links. This property is an excellent opportunity for families seeking a welcoming home in a desirable area. Don't miss the chance to make this lovely house your new home.



Council Tax Band: D



Front garden

Low maintenance front garden leading to the composite sage green front door.

Hallway

Welcoming hallway to this lovely three bedroom family home with parquet flooring, double glazed window with obscured glass, cupboard housing the electric meter, radiator with cover and wood door leading to the cloakroom, kitchen and lounge.

Kitchen

Spacious kitchen with a vast amount of white gloss eye and base level cupboards and under cupboard lighting. Formica work top and tiled splash back, stainless steel sink and drainer situated below the double glazed window over looking the entrance. Electric four burner hob, electric oven and extractor fan, integrated dishwasher, space for a washing machine and tall American style fridge freezer.

Cloakroom

Low level toilet, corner hand basin, double glazed window with obscured glass, tiled floor and ceiling light.

Lounge

Large lounge with original parquet floor, two ceiling lights, double glazed window overlooking the garden, radiator with cover, understairs storage cupboard housing the gas meter and ample space for storage. Door leading to the conservatory.

Conservatory

Relaxing, light and bright conservatory with recently replaced roof, new bi-folding doors leading to the low maintenance garden and private secluded seating area on the decking.

Stairs

Carpeted staircase leading to the first floor and landing. Large storage cupboard housing the recently replaced boiler and shelves. Loft hatch with ladder to the spacious lpart boarded loft. Doors leading to the three bedrooms and bathroom.

Master bedroom

Situated at the rear of the property this generous size master bedroom benefits from a fitted double

wardrobe, carpet, radiator with cover, central ceiling light and double glazed window overlooking the garden.

Second bedroom

Large double bedroom with carpet, radiator, central ceiling light, double glazed window overlooking the garden and radiator with cover.

Third bedroom

Situated at the rear of the property this large single bedroom offers and space for a small double, carpet, radiator with cover, double glazed window and central ceiling light.

Bathroom

Recently upgraded bathroom with matching suite comprising of a large panel bath with Aqualisa Power shower, shower screen, hand basin built in to a vanity unit with drawers, low level toilet. floor to ceiling tiles, double glazed window with obscured glass, chrome heated towel rail and track light.

Garden

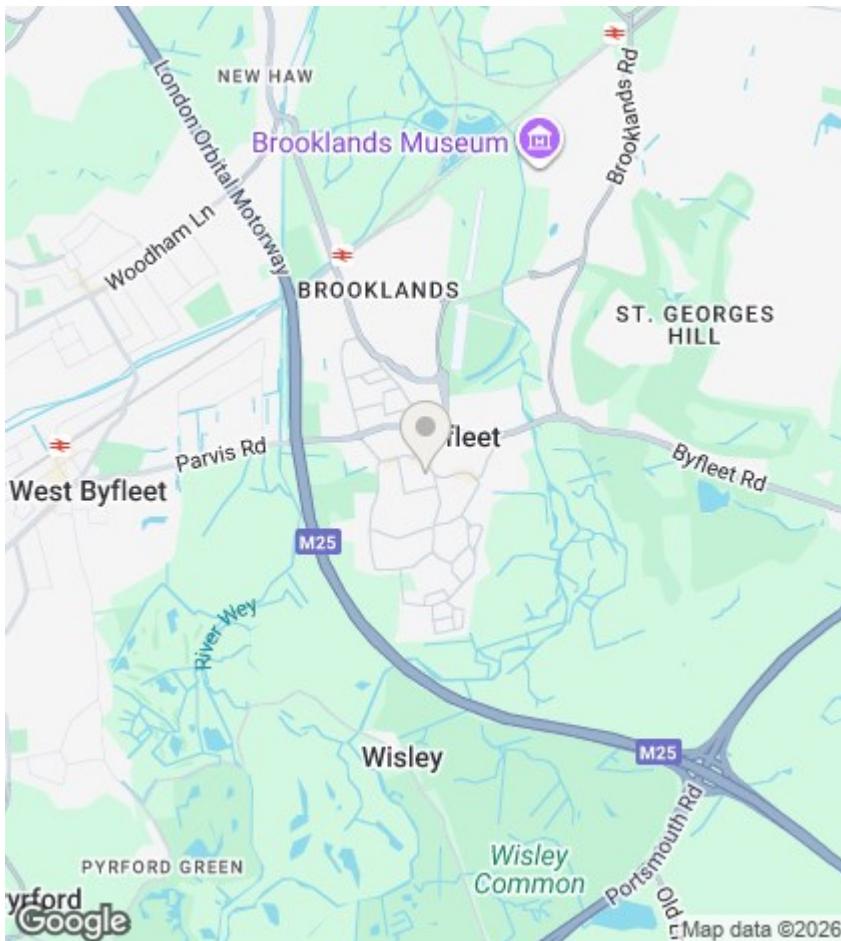
Low maintenance garden with sand stone patio area, astro turf, rear gate and raised decking from the conservatory.

Garage

Single garage in a block with up and over door, solar panels to provide electricity to the garage with light and power.







Directions

Parvis Rd. Head east on Parvis Rd/A245 towards Queens Ave. Go through 1 roundabout. At the roundabout, take the 3rd exit onto Oyster Ln. At the roundabout, take the 1st exit onto High Rd. Turn right onto The Willows.

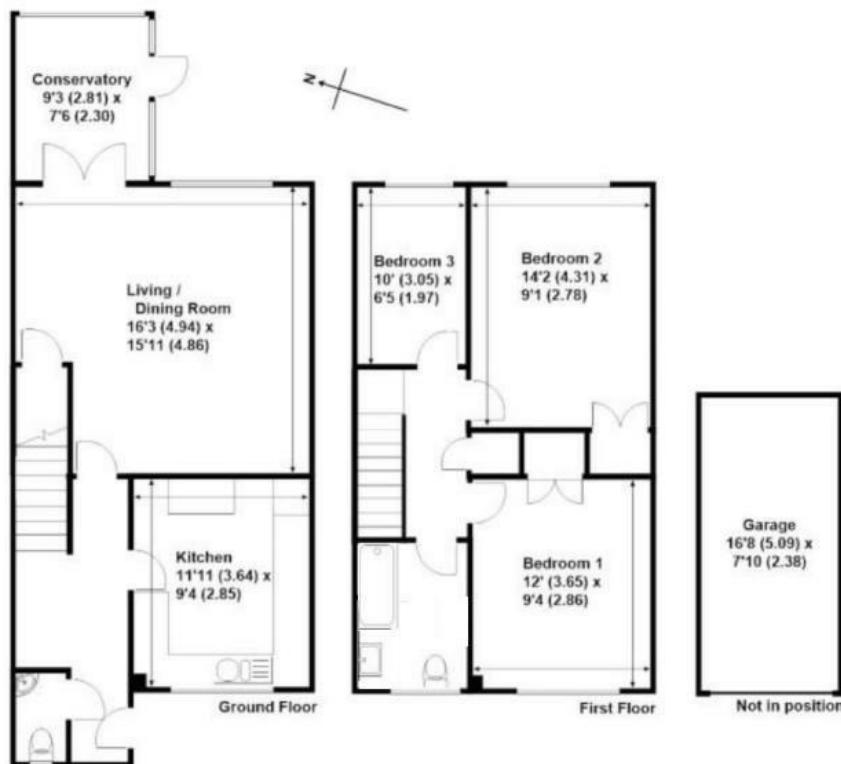
Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Floor Area - 936 sq/ft - 87 sq/mtr
(Excluding garage)