



147a High Road, Byfleet, Surrey, KT14 7RJ

Price Guide £440,000

- Three good size bedrooms
- Low maintenance garden
- End of Chain
- Downstairs cloakroom
- Garage nearby

147a High Road, KT14 7RJ

Three bedroom mid terraced family home, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure.

The property includes a well-appointed bathroom, Additionally, parking for one vehicle is available, a garage in a nearby block is also included, adding to the practicality of this lovely home.

One of the key advantages of this property is its proximity to local schools, making it an ideal choice for families with children. The area is known for its friendly community spirit and offers a range of amenities to enhance your lifestyle.

This home is being sold with no onward chain, allowing for a smooth and straightforward purchase process. If you are looking for a three-bedroom family home in Byfleet that combines modern living with a welcoming community, this property is certainly worth considering.



Council Tax Band: D



INTRODUCTION

Situated in the heart of Byfleet Village with great amenities within walking distance of the property including convenience stores, restaurants, takeaways and excellent pubs. Tescos, Marks and Spencer and the new Lidl superstore.

Fantastic rural walks along the River Wey and to acres of woodland near Brooklands Track. This is popular for families with small children to learn to cycle on the disused track and a good size play area.

Byfleet and New Haw station is approximately a 15 minute walk and provides direct access to Waterloo on a stopping train taking approximately 35 to 40 minutes.

Wide selection of nurseries and schools for children of all years with good Ofsted reports

ENTRANCE AND FRONT GARDEN

Secluded and private front entrance to this superb house with a fence surrounding the mostly laid to lawn area. Flower bed and footpath to the front door.

ENTRANCE HALL

Lovely entrance hall with quick step light ash wood effect floor that flows throughout the downstairs. Large under stairs storage cupboard housing the meters for gas and electric, light and ample space for coats etc.

LOUNGE

Superb, stunning lounge with quick step impressive soft oak beige wood effect floor, modern vertical radiators, lovely Neo-Georgian style double glazed bay window providing an abundance of natural light, two ceiling lights and double glazed patio doors leading out onto the amazing large patio area and low maintenance garden. The dual aspect windows makes the room light and airy and very relaxing.

KITCHEN

Cream shaker style kitchen offers a vast amount of matching eye and base level cupboards, tiled floor, gas four burner hob and electric oven, stainless steel sink and drainer, integrated new appliances including a slim line dishwasher, washing machine and tall fridge freezer. Electrical sockets with USB points, double glazed side windows and a door leading to the garden.

STAIRS

Carpeted staircase with white bannister rail leading out onto a spacious landing, loft access to a fully boarded loft.

MASTER BEDROOM

Double bedroom decorated in subtle colours, carpets, built in double wardrobe, radiator, central ceiling light, television aerial, Neo-Georgian double glazed bay window offering a lovely light and bright master bedroom with fitted shutter blinds.

SECOND BEDROOM

Double bedroom with carpet, double fitted wardrobes, radiator, central ceiling light, rear aspect double glazed window overlooking the garden.

THIRD BEDROOM

Single bedroom situated at the rear of the property with, carpets, radiator and double glazed window overlooking the garden.

BATHROOM

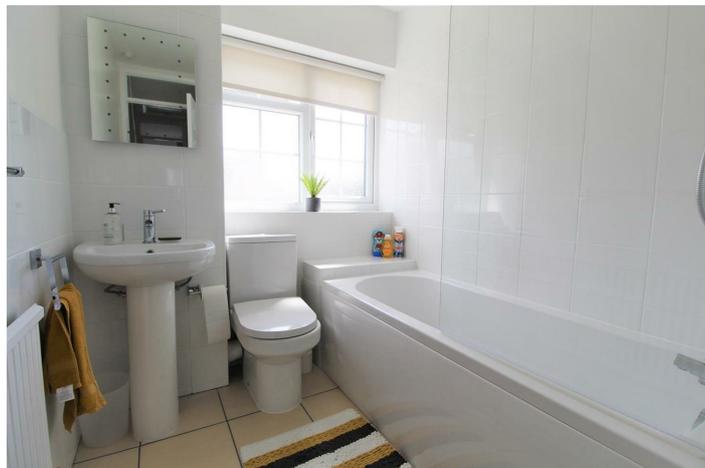
Modern bathroom with tiled floor, part tiled walls with white high gloss finish, white enclosed panelled bath with shower screen and Aqualisa Power Shower, low level white toilet and hand basin on a pedestal with chrome taps, radiator and double glazed window with obscured glass.

GARDEN

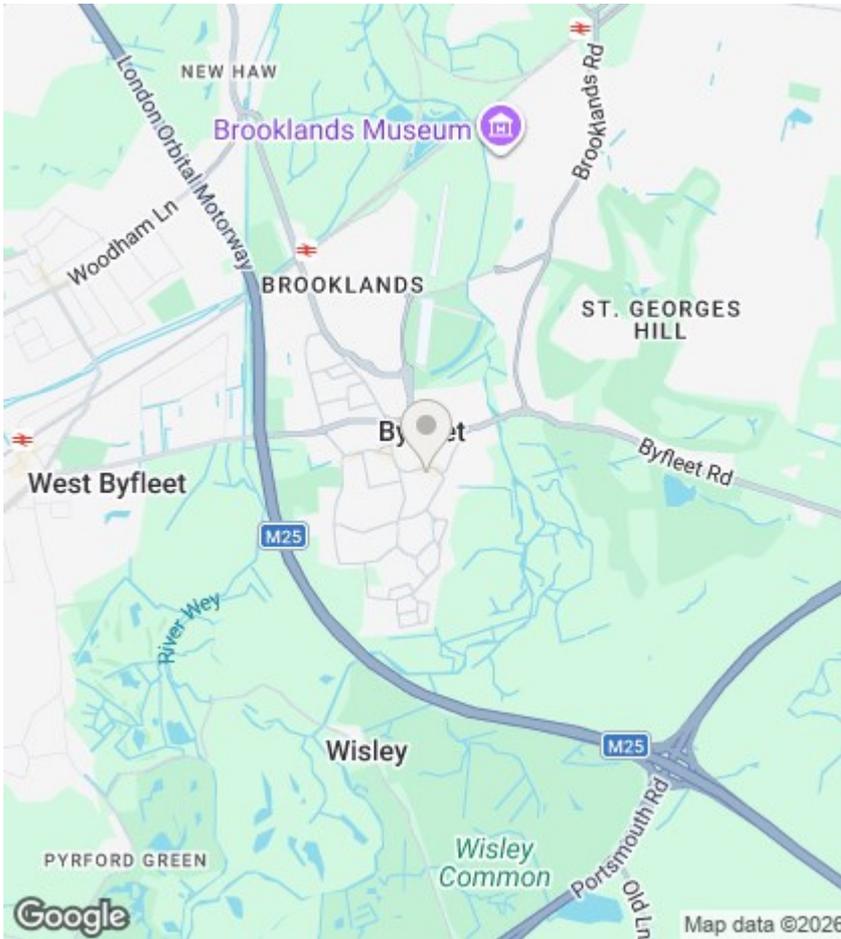
Impressive, clean fresh garden with Regency Buff Sandstone large patio area, the seating area is perfect for enjoying in the summer months and can be utilised all year with the low maintenance artificial turf, rear gate access to the garage.

GARAGE

Situated at the rear of the property and accessed via Digby Way this garage has a new up and over garage door.







Directions

Head west on Westfield Parade towards Byfleet Rd/A318 Follow A318 to Byfleet Take Oyster Ln to High Rd KT14 7RJ

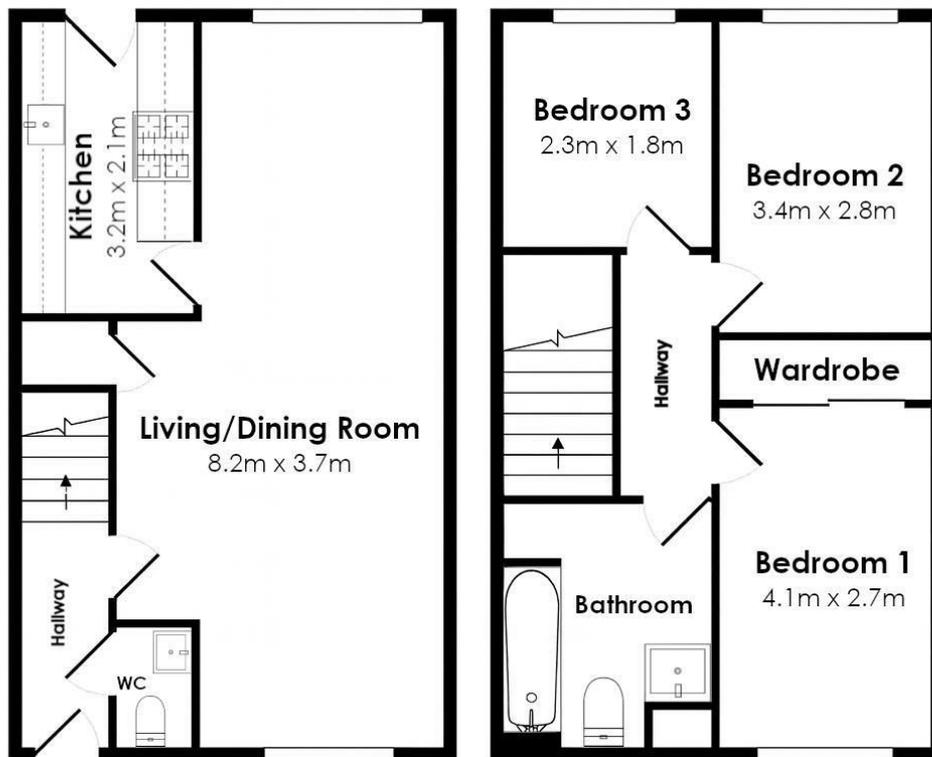
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		74	
(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	



FRONT DOOR

TOTAL: 77.10 m² / 830 sqft

Floor plan not drawn to scale, drawing and dimensions are for guidance only. Whilst every care is taken to prepare this plan, no guarantees or responsibility are made towards the accuracy or completeness of the floor plan.