



47 Mowbray Avenue, Byfleet, Surrey, KT14 7PF

Price Guide £600,000

E.P.C Rating D

Freehold

- 1930's Three bedroom semi detached house
- South facing garden
- Gas central heating and double glazed.
- Unique and rare opportunity to live in the most desirable location of Byfleet
- Potential to extend and modernise
- Situated in a quiet cul de sac

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Nestled on the charming Mowbray Avenue in Byfleet, this semi-detached house presents a fantastic opportunity for those looking to create their dream home. Spanning an impressive 1,190 square feet, the property boasts three spacious reception rooms, perfect for both entertaining guests and enjoying family time. The three well-proportioned bedrooms offer ample space for relaxation, while the bathroom provides essential facilities.

One of the standout features of this home is the large south-facing garden, which promises plenty of sunlight throughout the day, making it an ideal space for gardening enthusiasts or for children to play. Additionally, the property includes a large conservatory, which can serve as a delightful spot to enjoy the views of the garden, regardless of the weather.

While the house is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and style. With parking available for two vehicles, convenience is assured. This property is not just a house; it is a canvas awaiting your vision. Whether you are a first-time buyer or looking to invest, this home on Mowbray Avenue is a remarkable find that should not be missed.



Council Tax Band: D



Front driveway

Recently laid block paved driveway creating off street parking for two to three cars and access to the rear garden, mature shrubs set behind a picket fence and storm porch with wood front door.

Hallway

Spacious hallway with a double glazed window with obscured glass, radiator, understairs storage cupboard housing the boiler (installed 3 years ago), central ceiling light, carpet. Archway to the kitchen and separate dining room and doors leading to the lounge and cloakroom.

Cloakroom

Low level toilet, central ceiling light, double glazed window with obscured glass and vinyl flooring.

Lounge

Situated at the front of the property, this lovely size lounge benefits from a double glazed bay window with quarry window sill, picture rail, central ceiling light, radiator and potential to open the fireplace up to have an open fire or woodburner. This would create a cosy and relaxing atmosphere in this original 1930's family home.

Dining room

Separate dining room with access to the conservatory via double glazed patio doors, central ceiling light, carpet and radiator.

Kitchen

Matching eye and base level cupboards with formica worktop, gas hob, gas double oven, under counter fridge and space for a dishwasher. Stainless steel sink and drainer situated below a side aspect double glazed window. Door leading to the conservatory.

Conservatory

Larger than average conservatory with electric remote control blinds, laminate floor, wall lights, stainless steel sink and worktop creating a utility area with space for washing machine and tumble dryer.

Stairs and landing

Carpeted staircase leading to the first floor and landing with double glazed side aspect window, storage cupboard, central ceiling light and doors leading to the bedrooms, bathroom and separate toilet.

Master bedroom

Large master bedroom with full width fitted mirror wardrobes, double glazed window with quarry window sill, picture rail, carpet, radiator and central ceiling light.

Second bedroom

Double bedroom situated at the rear of the property, carpet, central ceiling light, radiator and double glazed window overlooking the garden.

Third bedroom

Single bedroom with double glazed window, radiator, central ceiling light and carpet.

Toilet

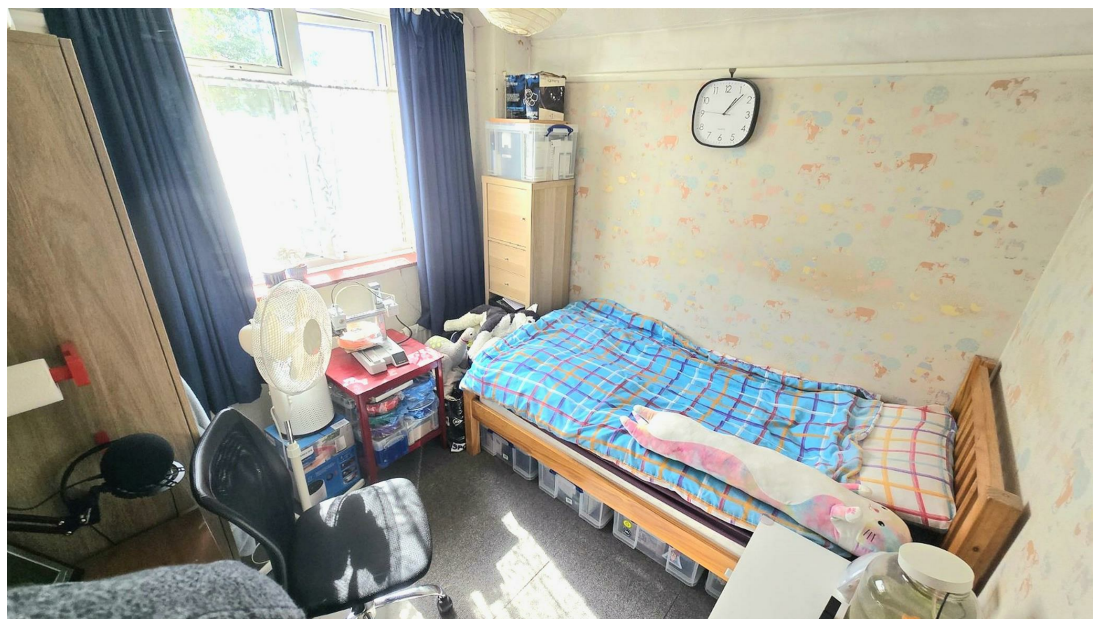
Low level toilet, double glazed window with obscured glass, vinyl floor, central ceiling light.

Bathroom

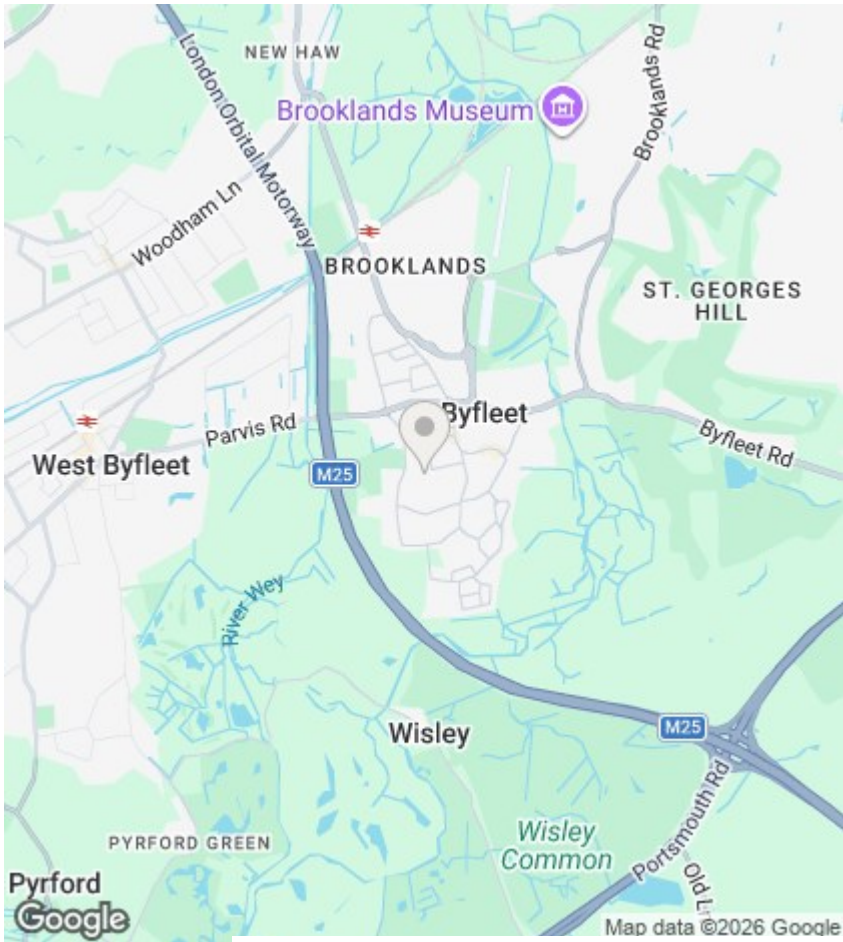
Original enamel bath with ornate feet, (opportunity to restore to its former glory) Hand basin built into a vanity unit, shower hose attachment and shower screen, light with shaving point and mirror, central ceiling light and radiator.

Garden

Generous size South facing garden with block paved patio area, raised garden and flower beds. Stepping stones to the rear of the garden with multiple sheds and established trees surrounding the garden providing a tranquil area.







Directions

Viewings

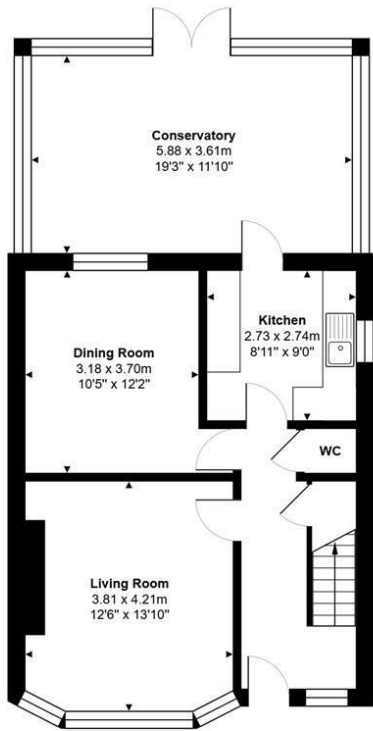
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

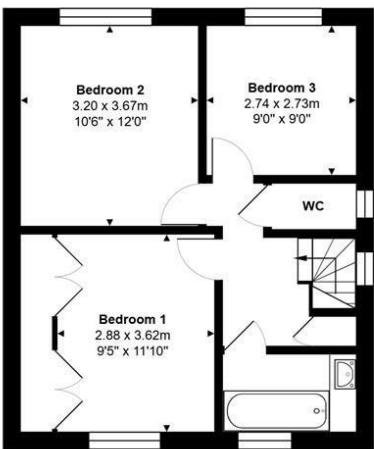
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Ground Floor



Approx. Total Floor Area: 110.57 m²



First Floor

All measurements are approximate and for display purposes only