



12 The Maltings, Byfleet, Surrey, KT14 7PY

£550,000

- Two double bedroom detached bungalow
- Single garage
- Large fitted kitchen
- Wrap around pretty garden
- Three reception rooms



## 12 The Maltings, Byfleet KT14 7PY

Situated in the tranquil cul-de-sac of The Maltings, Byfleet, this delightful detached bungalow offers a perfect blend of comfort and convenience. The property boasts a light and bright interior, creating an inviting atmosphere throughout.

With three spacious reception rooms, this bungalow provides ample space for both relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, making it ideal for family gatherings or quiet evenings at home. The two generously sized bedrooms offer a peaceful retreat.

The location is particularly appealing, as it is centrally situated within Byfleet Village, allowing easy access to local amenities, shops, and transport links. The quiet surroundings enhance the sense of privacy and tranquillity, making it a perfect haven for those seeking a serene lifestyle.



Council Tax Band: E



### Front garden

Pretty colourful front garden with seasonal flower beds, parking in front of the garage and side alley way to the garden. Footpath to the front door,

### Entrance hall

Spacious entrance hall with welcome mat, radiator, central ceiling light, two storage cupboards, loft access and doors leading to all rooms.

### Toilet

Low level white toilet, laminate floor, hand basin built into a vanity unit, down light and double glazed window with obscured glass.

### Lounge

Light and bright lounge with a double glazed bay window overlooking the entrance. Gas fireplace with mantelpiece, carpet, radiator, central and wall light, door leading to the dining room and further patio doors leading to the sun room.

### Sun room

Brick built sun room benefitting from views of the wrap around landscaped garden, wall lights, carpet, large double glazed windows and patio doors.

### Kitchen

Spacious kitchen with a vast amount eye and base level cupboards, formica work top and tiled splash back. Built in double oven, for burner gas hob and space for; dishwasher, washing machine, under counter fridge and freezer. Stainless steel sink and drainer situated below a double glazed window, larder cupboard housing the boiler, track light and UPVC double glazed door leading to the garden.

### Dining room

Leading off the kitchen and connecting to the lounge, this lovely dining room benefits from a large double glazed window, laminate flooring and central ceiling light.

### Master bedroom

Large master bedroom situated at the rear of the property with a wall of built in wardrobes, carpet, radiator and double glazed window.

### Bedroom two

Generous size bedroom with carpet, radiator, central ceiling light and double glazed window overlooking the front garden.

### Bathroom

White bathroom suite comprising of a panel bath with a thermostatic shower and screen, low level toilet and hand basin built into a vanity unit. Tiled walls, heated white towel rail, carpet, down lights and double glazed window with obscured glass.

### Garden

Well maintained pretty garden that wraps around this lovely bungalow offering amazing views from most rooms. Patio area accessed via the sun room with an awning, established fruit trees and pedestrian door to the garage.

### Garage

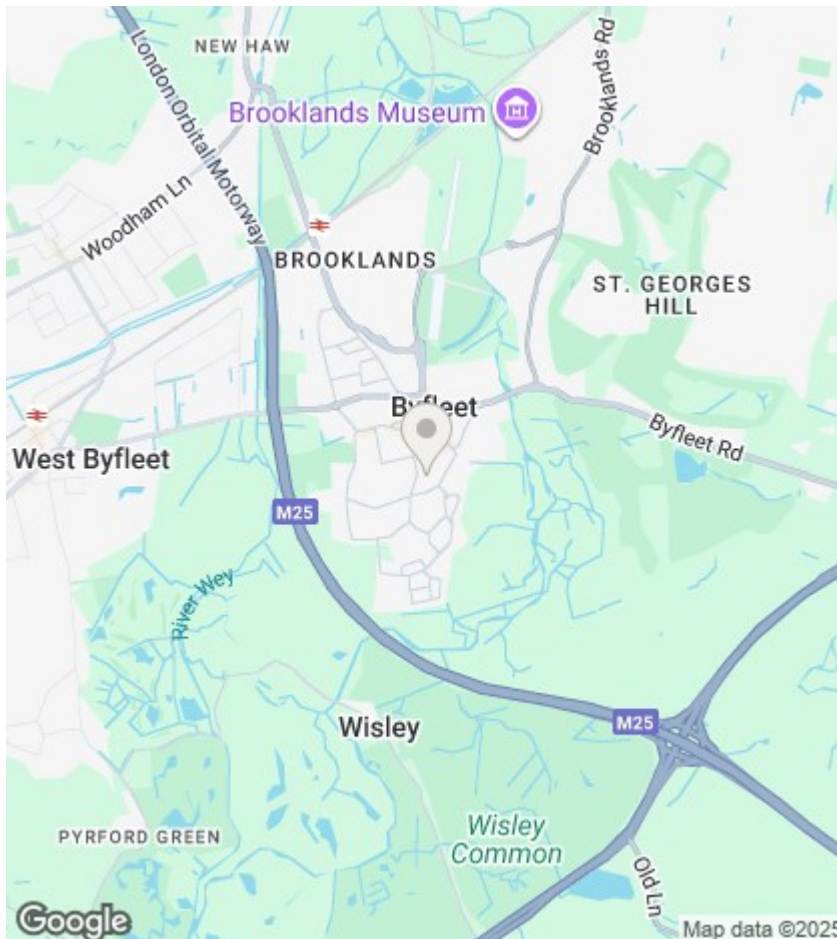
Single garage with up and over door, ample space for parking a car and further storage.











## Directions

Byfleet & New Haw. Turn left onto Byfleet Rd/A318. Turn right onto Chertsey Rd. At the roundabout, take the 3rd exit onto High Rd. Turn left to stay on High Rd. Slight left to stay on High Rd. Turn right onto Brewery Ln. Turn left onto The Maltings. The Maltings, Byfleet.

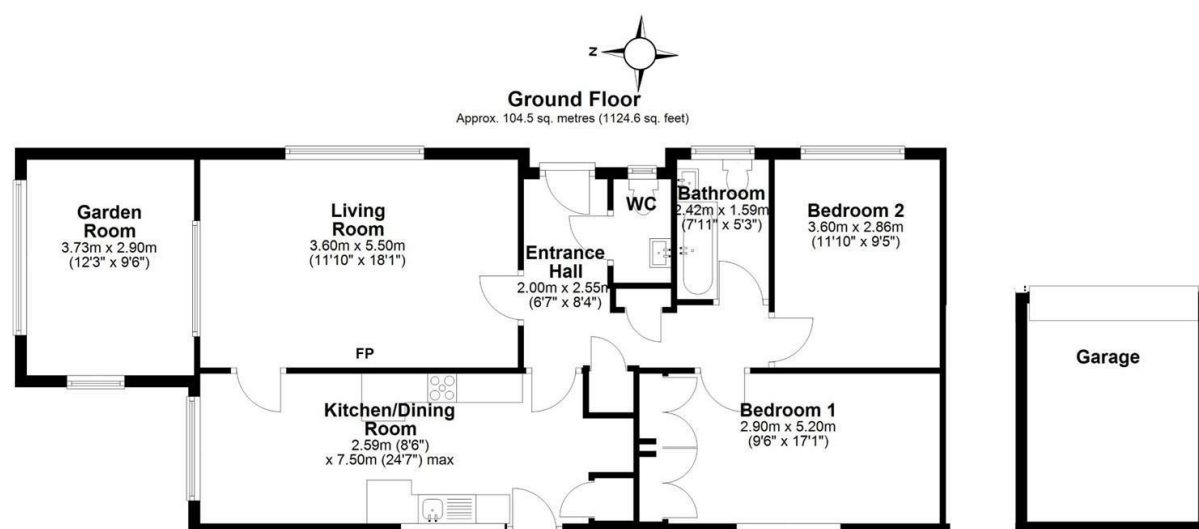
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 104.5 sq. metres (1124.6 sq. feet)