



86C Chertsey Road, Byfleet, Surrey, KT14 7BA

Price Guide £400,000

- Three bedroom family home
- End of chain
- Large sunny lounge
- East facing enclosed garden
- En-suite shower room to master bedroom
- Substantial parking
- Double glazed

# 86C Chertsey Road, Byfleet KT14 7BA

Delightful mid-terrace house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, including a master suite with an en-suite bathroom, this property is designed to cater to modern living.

Upon entering, you are welcomed into a large lounge that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining.

With two bathrooms, including the en-suite, the home provides ample facilities for family members and guests.

Located in Byfleet, this property benefits from excellent transport links and local amenities, providing easy access to nearby towns and cities. Whether you are a first-time buyer or looking to upsize, this three-bedroom family home is a wonderful opportunity not to be missed.



Council Tax Band: D



## INTRODUCTION

Fantastic location for Byfleet and New Haw station, only minutes walk away and direct link to Waterloo. Close to Brooklands Tescos, Marks and Spencers and David Lloyd gym. The apartment has been decorated with neutral colours and two large bedrooms, single bedroom and a generous size lounge.

## ENTRANCE

Canopy porch above a wooden door. Dry outside storage providing adequate space. Spacious entrance hall includes neutral carpet and radiator. Parking nearby. Front door secured with obscured glass offering a luminous entrance hall.

## KITCHEN

Light and bright kitchen with double glazed window overlooking Chertsey Road, ample matching white eye and base level cupboards. Fitted appliances include an electric oven and hob, built in oven, washing machine, and stainless steel sink, drainer mixer tap situated below the window.

## LOUNGE

Spacious sunny lounge, fitted carpets, double glazed patio door with stunning view of enclosed rear garden. Thermostat, radiator, coving, two ceiling lights with light shade, and curtains. Ample electric sockets and overall a commodious lounge offering generous space for furniture.

## DOWNSTAIRS WC

White low-level toilet, basin below mirror, central ceiling light, obscured double glazed window, towel holder, vinyl flooring and radiator.

## BEDROOM ONE

Double bedroom with double glazed window overlooking Chertsey Road, carpet, central light with light shade, two built in wardrobes and door leading to en-suite shower room. Ample electric sockets for all your appliances along with a radiator sitting below the double glazed window.

## ENSUITE

Built in shower cubicle, vinyl flooring, toilet and hand basin, double glazed window with obscured glass. Central ceiling light, radiator, wooden towel rail, air vent, and shaver point.

## BEDROOM TWO

Double bedroom with fitted and neutral carpet, ample electrical sockets, radiator and double glazed window with curtains. Ceiling light with light shade.

## BEDROOM THREE

Single bedroom, double glazed window with curtains. Central light with light shade, radiator, and ample electrical sockets.

## BATHROOM

Good size bathroom with a bath that comes with a shower attachment, hand basin and toilet. Partially tiled walls, vinyl flooring, radiator, air vent, shaver point and towel rail.

## STORAGE

Storage cupboard that can be found upstairs housing a megaflo boiler.

## GARDEN

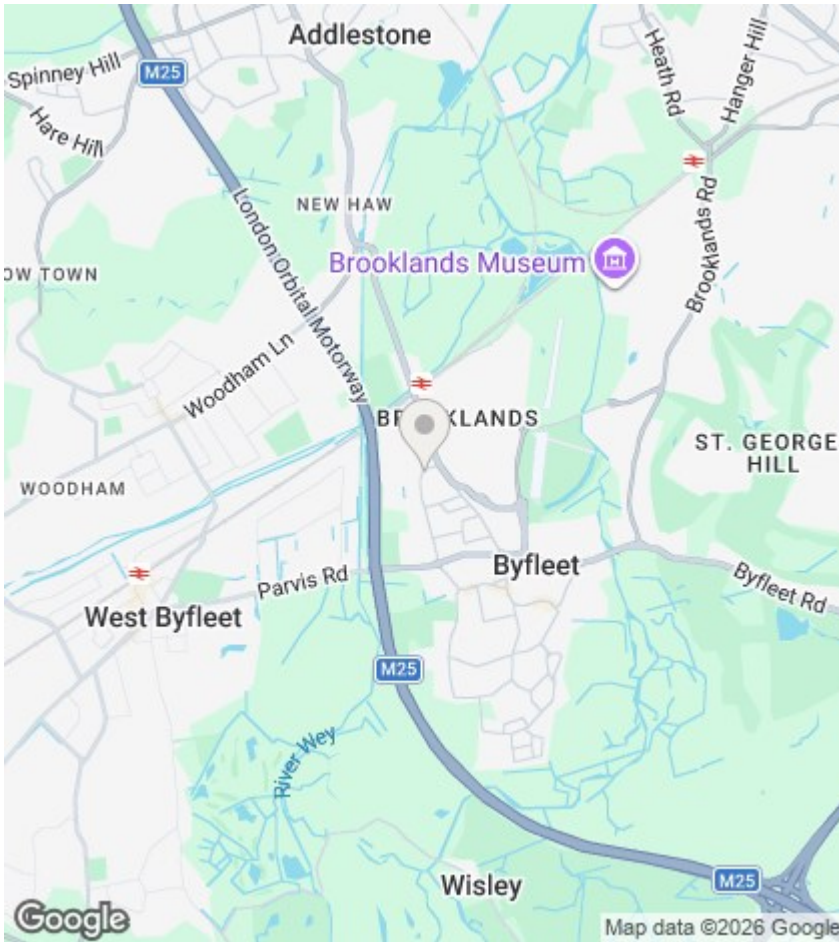
Eastly facing garden. Private and enclosed with rear access to the carpark

## PARKING

Ample parking space for residents. Additional parking to the front of the property on Chertsey Road.







## Directions

Byfleet & New Haw Train station. Head towards Byfleet Rd/A318. Turn left onto Byfleet Rd/A318. Turn right onto Chertsey Rd. Destination will be on the left.

## Viewings

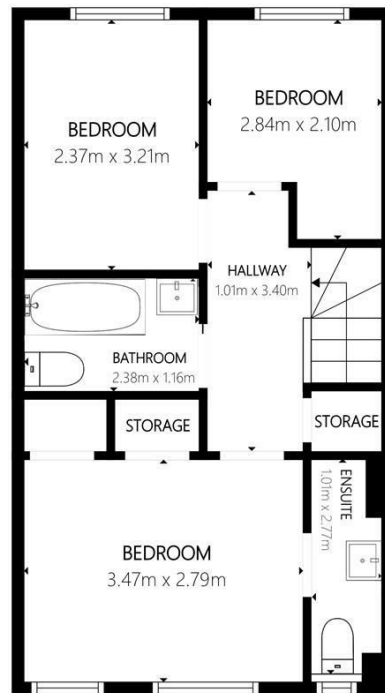
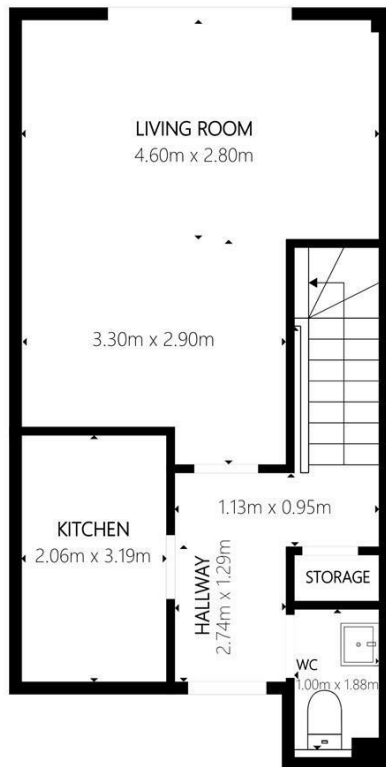
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(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	

## 86c Chertsey Road, Byfleet, West Byfleet KT14 7BA



TOTAL: 67.76 m<sup>2</sup>/ 729.36 sqft  
(Internal only)

**Disclaimer:**

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