



57 Oyster Lane, Byfleet, West Byfleet, KT14 7HZ

Price Guide £475,000

- Three bedroom family home
- Beautiful cottage atmosphere with double glazed windows throughout
- Redesigned garden offering a low maintenance outdoor space.
- Modern bathroom
- Spacious kitchen/dining area.
- Nearly new summerhouse.

# 57 Oyster Lane, West Byfleet KT14 7HZ

This well presented, immaculate three-bedroom family home is ideal for those seeking a comfortable and spacious environment.

The well-proportioned reception room provides a welcoming space with three bedrooms offering ample accommodation for families or those wishing to have a guest room or home office.

Built in 1900, the property boasts a rich history, having originally served the Vickers staff in the early 20th century.

One of the standout features of this property is the loft conversion which provides a double bedroom and walk in wardrobe on the 1st floor prior to heading up to this lovely bedroom on the 2nd floor. Parking is available for two vehicles, a rare find in such a desirable location.

The house is situated adjacent to the Brooklands race track, just a short ten-minute walk from Byfleet and New Haw station, making it an excellent choice for commuters. Additionally, local shops are within easy reach, ensuring that daily conveniences are never far away.



Council Tax Band: C



### Front driveway

Off street parking for two cars, EV charger, gate to the rear garden and pathway leading to the wood front door to the entrance.

### Entrance hall

Large welcome mat, cupboard housing the fuse board, ceiling light and door leading to the lounge.

### Lounge

Well presented lounge with two double glazed windows overlooking the front entrance, radiator, down lights, carpet and archway with large understairs storage cupboard to the kitchen/dining room.

### Kitchen/dining room

Well designed kitchen with a range of matching white eye and base level cupboards, formica worktop and tiled floor. Four burner gas hob, electric eye level oven, extractor fan and space for; washing machine, dishwasher and tall fridge/freezer. Double glazed window situated above the ceramic sink and drainer, track lights and radiator. Ample space for a dining table and chairs and a UPVC double glazed back door leading to the garden with further window.

### Stairs to first floor and landing

Carpeted staircase leading to the first floor with a side aspect double glazed window and doors leading to the bedrooms and bathroom.

### Bedroom two

Situated at the rear of the property, this lovely double bedroom benefits from carpet, central ceiling light, radiator and double glazed window.

### Bedroom three

Small double bedroom with a double glazed window overlooking the front entrance with carpet, radiator and central light.

### Bathroom

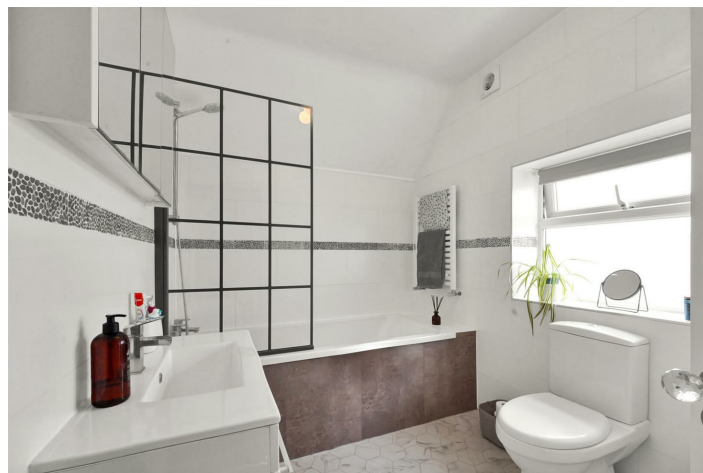
Modern bathroom suite comprising of a panel bath, low level toilet and contemporary hand basin built into a vanity unit with drawers. Tiled walls with feature mosaic border, large built in cupboard housing the Worcester boiler, extractor fan, vinyl floor and double glazed window with obscured glass.

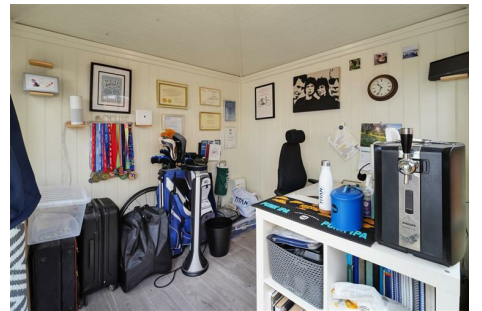
### Master bedroom

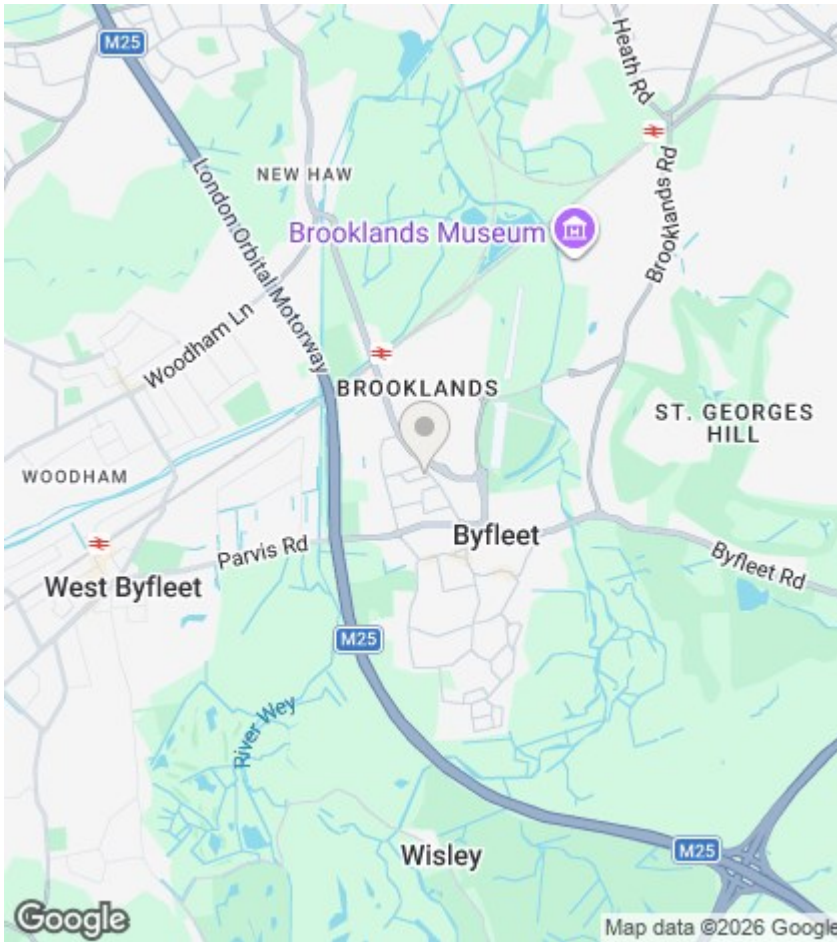
Door leading to master bedroom with walk in wardrobe, vertical radiator and carpeted staircase to the large bedroom with two double glazed Velux windows, radiator, carpet and ceiling light.

### Garden

Recently updated low maintenance garden with a curved patio area, external sockets, side access to the front, large summer house with light and power suitable for an outside office and further storage shed. Stepping stones leading to the rear garden which gives a private and secluded area.







## Directions

Byfleet & New Haw train station. On foot, turn left onto Byfleet Rd/A318. Continue to follow A318. Slight right onto Oyster Lane. Destination will be on the right.

## Viewings

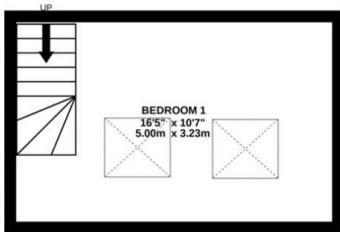
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

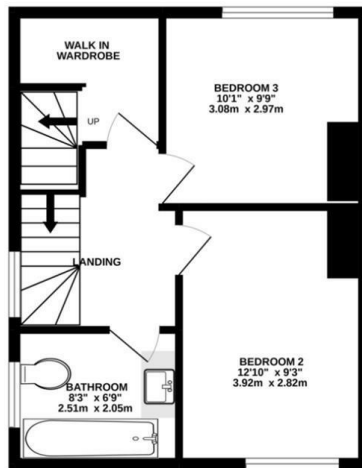
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

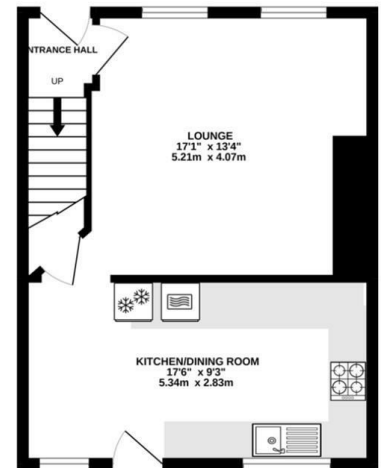
2ND FLOOR  
174 sq.ft. (16.1 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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