30 Caillard Road

Byfleet

West Byfleet

KT14 7JB

mint homes

30 Caillard Road

£435,000

Colour. Character. Curiosity.

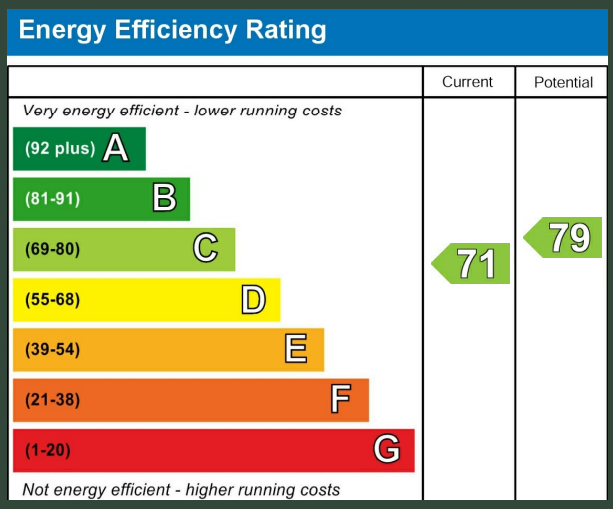
First impressions begin at the picket fence. Wisteria is beginning to find its way across the front of the house, a brass bee knocker catches the eye and there is an immediate sense that this is a home with a character all of its own. Every part feels considered, collected and enjoyed, from the gentle touches of colour to the details that reveal themselves as you look a little closer. There is a nod to nature here before you even step inside.

- Characterful Byfleet setting close to village amenities, waterways & Brooklands
- Refurbished home with thoughtful design, colour & individuality throughout
- Living room with woodburner, bespoke log store & cleverly incorporated study area
- Thoughtfully designed kitchen & dining space with dark green cabinetry, higher ceiling, Velux windows, herringbone-style flooring & rear extension with bifold doors
- Utility room with additional storage, sink & access to cloakroom, featuring a laundry chute
- Two double bedrooms with original fireplaces, including principal with fitted wardrobes
- Refurbished family bathroom with separate shower
- Pretty garden with recently installed natural stone patio, wildlife pond & substantial workshop with lighting & power
- Six solar panels, air conditioning to living room & principal bedroom, updated boiler, water softener & private driveway
- Approved planning permission from April 2024 for loft conversion & single-storey front extension, EPC Rating: C & Council Tax Band: C

Local Authority
Runnymede

Council Tax Band
C

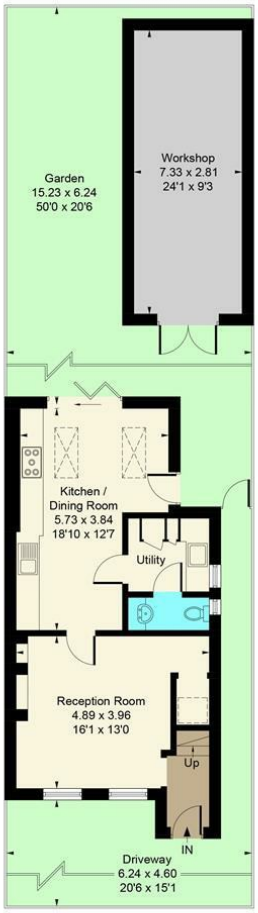
Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Caillard Road

Approximate Gross Internal Area = 82.76 sq m / 891 sq ft
Workshop = 20.90 sq m / 225 sq ft
Total = 103.66 sq m / 1116 sq ft



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Mint Homes
14 Nicholas Gardens
Pyrford
Surrey
GU22 8SD

Contact
01932 336177
hello@minthomes.uk
minthomes.uk

mint
homes