

32 Dawson Road, Byfleet, Surrey, KT14 7JE

Offers Over £400,000

- Beautiful Two double bedroom family home
- Light and sunny lounge
- Off street parking
- Gas central heating
- Large kitchen with dining area
- Large modern bathroom
- Enclosed private garden
- Double glazed

# 32 Dawson Road, Byfleet KT14 7JE

Delightful two double bedroom character property set in a fantastic location close to excellent commuter links in Byfleet Village.

This spacious property also benefits from having a well established large private garden, off-street parking for two cars, modern kitchen and bathroom.



Council Tax Band: C



### Front driveway

Crazy paved driveway offering off street parking for two cars, wide side gate to the garden and front exterior light.

### Entrance Hall

Welcoming entrance to this beautiful two bedroom family home, UPVC panelled door, coat hooks, Laminate wood floor, double glazed window to side aspect.

### Lounge

Large sunny lounge with ample space for sofas to create a relaxing environment, large double glazed windows to front aspect, radiators, thermostat, carpet, coving. Under stair storage area housing fusebox and archway leading to the kitchen/dining room.

### Kitchen/dining room

Light and bright kitchen with a range of matching eye and base level cupboards, tiled splash back, formica work top and inset sink with drainer situated below a double glazed window overlooking the garden and further side aspect window. Four burner gas hob, electric oven, extractor fan, integrated fridge/freezer and space for; washing machine, tumble dryer and slimline dishwasher. Laminate flooring, down lights, double glazed door with obscured glass leading to the garden, boiler discreetly positioned in a cupboard and space for a large dining table with chairs.

### Stairs to landing

Carpeted staircase leading to the first floor and landing with doors leading to the bedrooms and bathroom.

### Master

Light and sunny spacious double bedroom offering two large double glazed windows to front aspect, carpets, radiator, built in storage cupboard, panelled door, coving and down lights.

### Bedroom two

Light and airy double bedroom with outstanding views of the rear garden via large double glazed windows. Radiator, panelled door, coving, downlights.

### Bathroom

Modern bathroom with large floor to ceiling tiles,

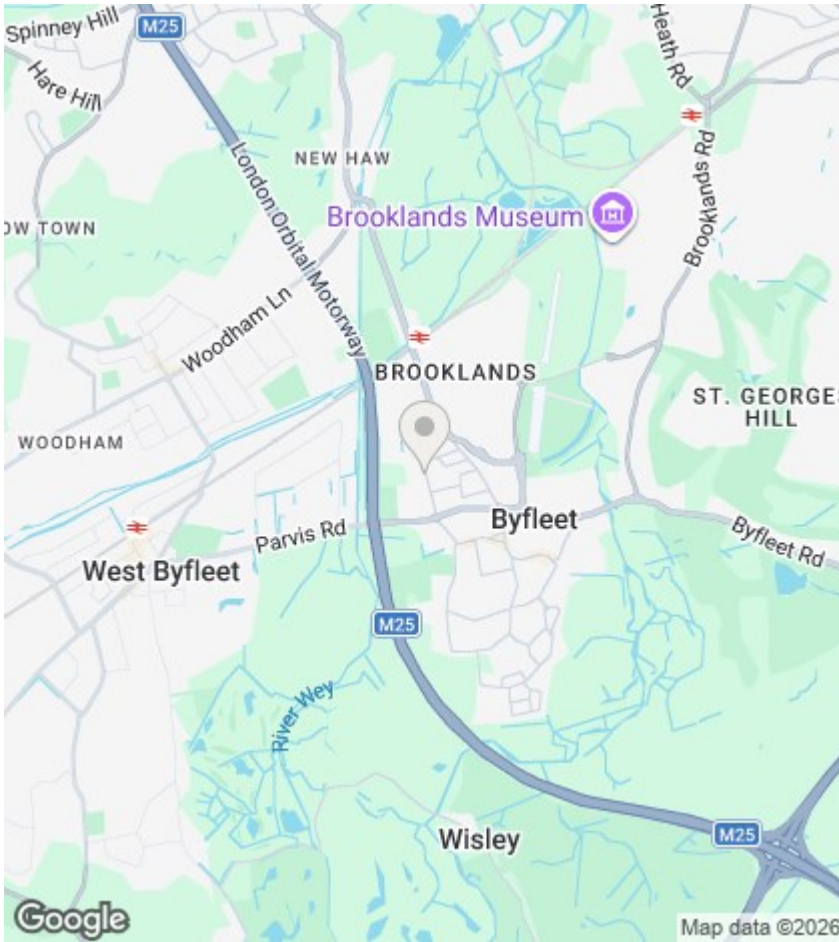
white bathroom suite comprising of a large panel enclosed bath with mixer tap, shower and screen. Low level toilet, hand basin with mixer tap, light and shaver point. Radiator, towel rail, panelled door, airing cupboard housing hot water tank, obscured double glazed window and access to loft.

### Garden

Amazing garden with large paved patio area, lawn area, raised flower bed, side access and storage shed.







## Directions

Parvis Rd. Walk towards Queens Ave. Slight left to stay on Parvis Rd/A245. At the roundabout, take the 1st exit onto Chertsey Rd. Turn right onto Dawson Rd.

## Viewings

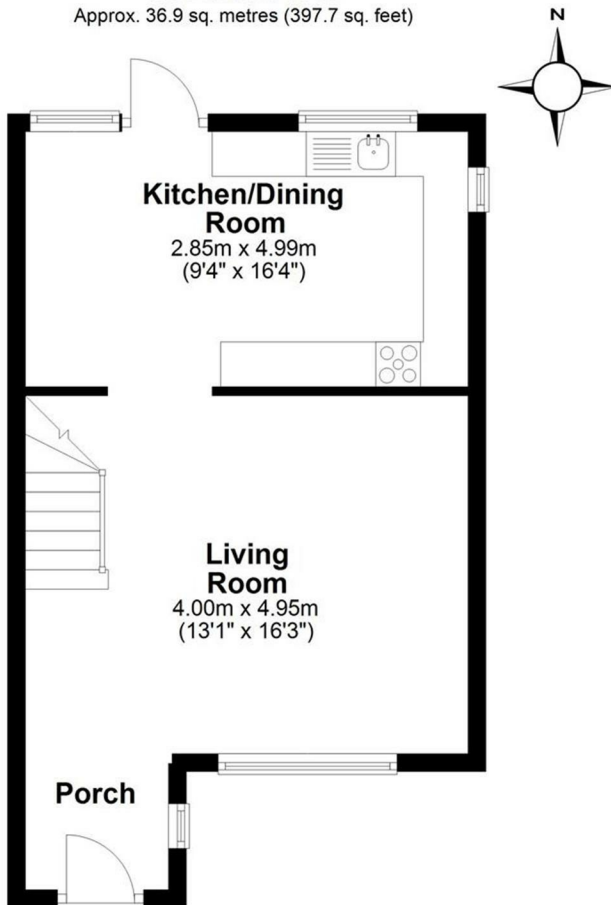
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(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	

**Ground Floor**  
Approx. 36.9 sq. metres (397.7 sq. feet)



**First Floor**  
Approx. 34.4 sq. metres (370.7 sq. feet)

