



137 High Road, Byfleet, KT14 7RJ

Price Guide £475,000

- Three bedroom family home
- Open plan kitchen to lounge
- End of chain.
- Garage and allocated parking
- Large garden with brick wall surround

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Charming semi detached family home presents an excellent opportunity for those seeking a comfortable and spacious living environment.

The heart of the home is undoubtedly the open plan kitchen, which offers a modern and inviting space for cooking and entertaining. This layout encourages a warm and sociable atmosphere, perfect for family gatherings or hosting friends. The property also boasts a generous garden, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

Additionally, the convenience of a garage adds to the appeal, offering secure parking or extra storage options. Being an end of chain property, this home is ready for immediate occupancy, allowing for a smooth transition for the new owners.



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C

Council Tax Band: D



Front garden

Set behind a brick wall this low maintenance garden offers Astro turf, side gate with a covered storage area and footpath leading to the front door.

Hallway

Large inset mat leading to a vinyl wood effect flooring, ceiling light radiator and door to cloakroom.

Cloakroom

Corner hand basin, double glazed window with obscured glass, central ceiling light, low level toilet and vinyl floor.

Lounge

Light and bright lounge with a large bay window allowing an abundance of natural light with fitted shutter blinds, Continuation of the vinyl wood effect floor, radiators, down lights, large sliding patio doors to the amazing garden and open plan to the kitchen.

Kitchen

Modern kitchen that is well designed with matching eye and base level cupboards, tiled splash back and a vast amount of wood work top to create a breakfast bar. Induction four burner hob, electric oven, integrated dishwasher, washing machine and space for a tall fridge freezer. Discreetly positioned recently installed Baxi condensing boiler and double glazed window overlooking the garden situated above the white sink and drainer.

Stairs

Carpeted staircase leading to the landing, double glazed side aspect window, airing cupboard, access to the fully boarded loft and doors to all bedrooms and bathroom.

Master bedroom

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

Second bedroom

Double bedroom at the front of the property with carpet, radiator, central ceiling light and double glazed window overlooking the front.

Third bedroom

Large single bedroom situated at the front of the property with a double glazed window, built in over stairs cupboard, radiator and central ceiling light.

Bathroom

Matching white bathroom suite comprising of a panel bath with Aqualisa power shower, hand basin on a pedestal and low level toilet. Double glazed window with obscured glass, downlights, chrome heated towel rail, shaving point, extractor fan, vinyl flooring and floor to ceiling tiles.

Garden

Accessed via the patio doors leading onto a raised decking area with pretty handrail, outside tap and light. Footpath with well maintained grass surrounded with a lovely brickwall, pitched roof pergola and door leading to the rear of the garage.

Garage

Solid brick garage with up and overdoor, light and power and leading out onto Farm Close.

Parking

Additional parking space at the rear of the property.







Directions

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 | | | 89 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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 | |

