Wingate & Withers
ESTATE AGENTS

106 Church Road, Byfleet, Surrey, KT14 7NF

Offers Over £650,000

- No onward purchase
- Master with En-suite
- Two Large Reception rooms
- Gas Central Heating & Double Glazed
- Extended Four Double Bedrooms
- Landscaped Garden in Excess of 100 ft Approx
- Two Bathrooms & Cloakroom
- Two Outbuildings including Bar
- Fantatsic Location close to St Mary's Church in the heart of Byfleet Village

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106 Church Road, KT14 7NF

This immaculate family home is presented to the market for the first time in 30 years, with some extensions including a side, rear and loft conversion.

Beautifully extended & remodeled four double bedroom family home situated in a charming location of Church Road, close to the historic St Mary's Church.

Deceptively spacious family home also boasts a large garden in excess of 100ft with detached store room which could be converted into a gym or study, a large bar at the end of the garden providing outstanding views of this amazing property and stunning rear garden.

4 2 2 C

Council Tax Band: C

Front driveway
Off street parking for up to three cars, side gate to the garden and composite front door with frosted glass panels leading to the entrance hall.

Hallway
Welcoming entrance to this superb four double bedroom family home. Floor to ceiling cupboard suitable for housing shoes and coats. Laminate flooring, downlights and white shaker style door leading to the lounge.

Lounge
Light and bright lounge benefiting from a double glazed bay window allowing an abundance of natural light, decorative wood burner with solid oak mantelpiece, downlights, built in cupboards either side of the fireplace and radiator.

Dining room
Large dining room suitable for entertaining with laminate flooring, two radiators, understairs storage cupboard housing the meters, further cupboard with the Valliant combi boiler and pressurised system. Side aspect double glazed window, downlights and white shaker door to the cloakroom.

Downstairs Cloakroom
Spacious cloakroom with a matching white suite comprising of a low level toilet and hand basin built into a vanity unit with drawers. Tiled floor, extractor fan, mirror vanity cupboard, towel rail and double glazed window with obscured glass.

Kitchen
Situated at the rear of the property, this well designed kitchen offer a vast amount of wood effect eye and base level cupboards with formica black worktop creating a breakfast bar area with space for two bar stools. Stainless steel sink and drainer situated below the double glazed window overlooking the stunning garden. Dual fuel electric double oven and gas hob, space for a full size dishwasher, washing machine and American style fridge freezer. Downlights, radiator, tiled floor and sliding patio doors leading to the garden.

Stairs and landing
Luxury carpeted staircase leading onto the light and bright landing which has been architecturally designed to create space and a further staircase to the top floor. Central ceiling light, understairs storage, side aspect double glazed window, radiator and white shaker style doors leading to the bedrooms and bathroom.

Master bedroom
Luxury master bedroom with ample space for a super king bed, wardrobes and drawers. This lovely room is situated at the rear of the property with carpet, central ceiling light, radiator, large double glazed window over looking the landscaped garden and door leading to the en-suite shower room.

En-suite to master
Tiled shower enclosure with thermostatic shower, handheld hose and a monsoon shower head. Tiled floor, hand basin built in to a vanity unit with drawers, double glazed window with obscured glass, low level toilet and towel rail.

Bedroom two
Generously proportioned double bedroom with a large double glazed bay window overlooking the front entrance, downlights, radiator, built in wardrobes and carpet.

Bathroom
Modern and contemporary large family bathroom offering a maching white suite comprising of a large panel bath with shower screen and thermostatic shower, low level toilet and hand basin built in to a vanity unit with drawers. Tiled floor, double glazed window with obscured glass, vanity mirror with de-mist function and towel rail.

Staircase
Carpeted staircase leading to the top floor with white shaker style doors leading to the two double bedrooms.

Bedroom three
Double bedroom with a built in wardrobe and further eaves storage cupboard. Carpet, downlights, radiator, two double glazed floor to ceiling velux windows creating a light and bright room.

Bedroom four
Similar style and size to bedroom three offering a light and bright double bedroom from the full height velux windows, carpet, radiator and downlights.

Garden
Breathtaking rear garden which has been landscaped with points of interest throughout the over 100ft long garden. Fantastic established Lilac tree with seating area around the trunk, raised decking area to the waterfall pond and a brick raised large pond with pergola enclosure. Footpath leading to a lawn area, greenhouse and storage shed. Leading further down the garden is a vegetable patch and a continuation of the footpath to a sun catching barbecue space and it doesn't stop there....

Office/ bar/ outbuilding
Insulated outbuilding that has created a bar area with space for an under counter fridge, light grey laminate flooring, downlights, ample electrical sockets, private and secluded sun catcher patio for enjoying summer evenings and alfresco dinning with the barbecue near by.

Shed
Discreetly positioned shed for garden tools and further storage.

Outside toilet
For ease and convenience this port-a-loo is positioned at the rear of the outbuilding.

Directions

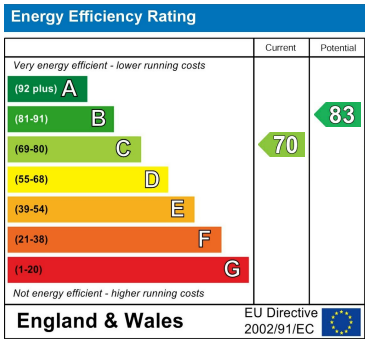
Head east on Parvis Road/A245 towards Queens Ave Go through 1 roundabout. At the roundabout, take the 3rd exit onto Oyster Lane. At the roundabout, take the 1st exit onto High Road. Turn right onto Brewery Ln. Continue onto Church Road. The property is on Church Road on the right hand side.

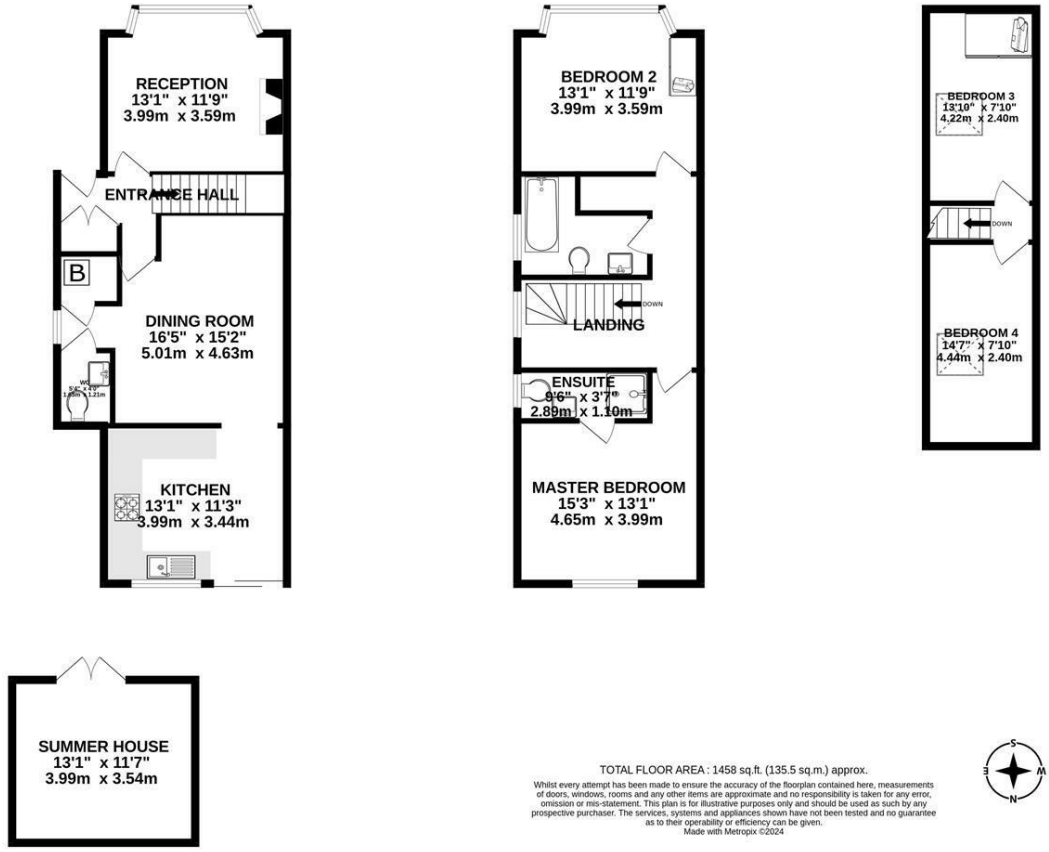
Viewings

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

EPC Rating:

C





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