



18 Derisley Close, Byfleet, Surrey, KT14 7QA

Price Guide £469,950

- Three double bedrooms
- End of terrace
- End of chain
- Solar panels
- Allocated parking for 2 cars

# 18 Derisley Close, KT14 7QA

Built in 2008, this lovely gated development was built on the historic farm that reared Derisley Cows. This property is situated close to the entrance offering two parking spaces outside the property. The location of this stunning property is great for commuters with Byfleet and New Haw station approximately 15 minutes walk and schools for all years including nurseries and sixth form college. Byfleet village is a family friendly community that benefits from having family friendly pubs and restaurants close by and also shops of all ranges including post office, Tescos and Marks and Spencers.



Council Tax Band: D



### DRIVEWAY

Two allocated parking spaces directly outside the property with footpath leading to side gate and garden.

### ENTRANCE

Front door with glass panels leading into the hallway with wood floor, radiator, smoke alarm and door leading to the kitchen.

### KITCHEN/DINING AREA

Spacious kitchen with a range of matching wood eye and base level cupboards, black formica work top, under cupboard lighting and stainless steel sink with chrome mixer tap situated under a double glazed window overlooking the front. Four burner gas hob with electric oven, extractor fan and space for a slimline dishwasher, washing machine and tall fridge/freezer. Grey slate tiled floor, radiator, further double glazed window with side aspect, tall cupboard and ample space for a dining table and chairs. Archway leading to downstairs cloakroom and lounge.

### CLOAKROOM

White low level toilet, wood floor, corner hand basin with tiled splash back and chrome mixer taps, radiator and down light.

### LOUNGE

Spacious living room with wood floor, two ceiling lights, vast amount of electrical sockets, radiator and double glazed patio doors with further side panel windows leading to the garden.

### STAIRS TO FIRST FLOOR

Carpeted staircase with white wood hand rail leading to the first floor and spacious landing.

### MASTER BEDROOM

Situated at the rear of the property, this master bedroom offers a built in cupboard, double glazed window, carpet, radiator and door leading to the en-suite.

### EN-SUITE TO MASTER

White bathroom suite comprising of a shower enclosure, low level toilet, hand basin on a pedestal, tiled floor, part tiled walls and a double glazed window with obscured glass.

### BEDROOM TWO

Light and bright double bedroom situated at the front of the property with carpet, mirrored double wardrobe, radiator and double glazed window.

### BATHROOM

White bathroom suite comprising of a large enclosed panel bath with central mixer taps and hand held shower, low level toilet, hand basin on a pedestal, part tiled walls, tiled floor and double glazed window with obscured glass.

### STAIRS TO SECOND FLOOR

Wide staircase leading to the second floor with carpet, white hand rail and light tunnel. Door leading to a walk in storage cupboard housing the water tank.

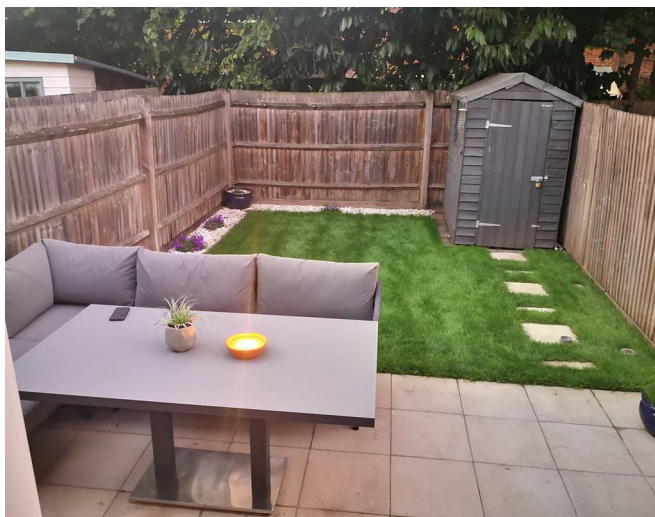
### BEDROOM THREE

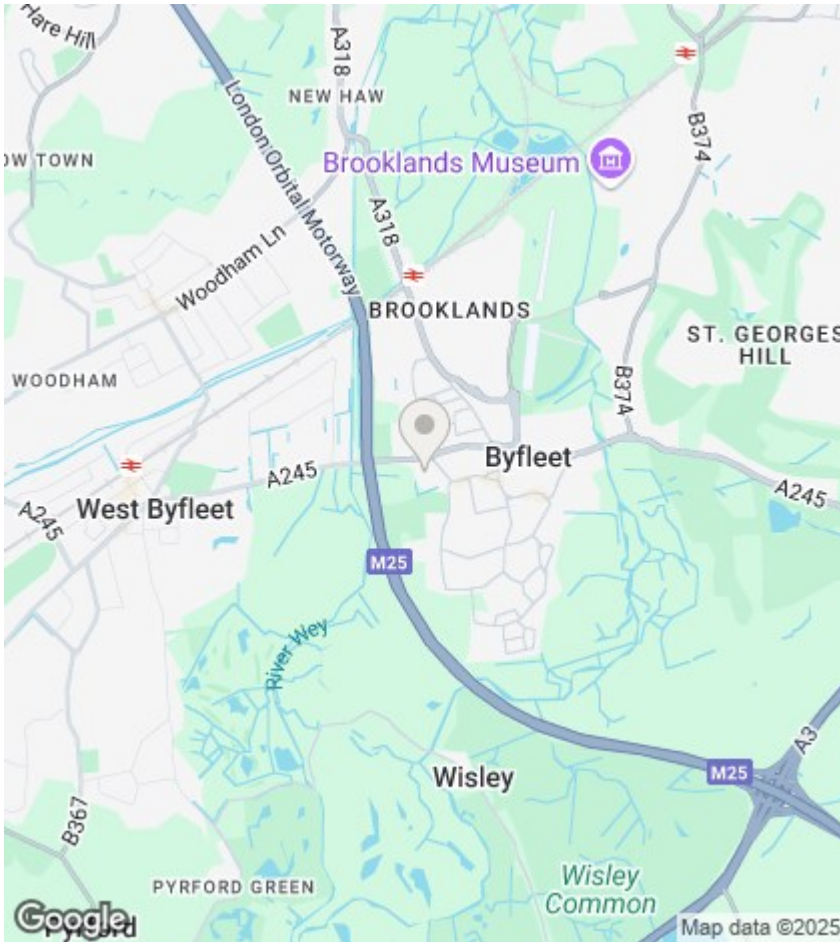
Double bedroom with three Velux windows, carpet, radiator and two ceiling lights.

### GARDEN

Private and enclosed rear garden with a large patio area, mostly laid to lawn, shed, light, outside tap and side gate.







## Directions

Head east on Parvis Road/A245 towards Queens Avenue At the roundabout, take the 3rd exit onto High Road At the roundabout, take the 3rd exit and stay on High Road Turn left to stay on High Road Turn left onto Derisley Close

## 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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	



Approximate Gross Internal Floor Area - 916 sq/ft - 85 sq/mtr