



37 High Road, Byfleet, Surrey, KT14 7QN

Price Guide £335,000

- Two double bedroom ground floor maisonette
- Gas central heating
- Large lounge with woodburner
- Private and enclosed rear garden

# 37 High Road, Byfleet KT14 7QN

Ground floor maisonette offers a delightful blend of comfort and convenience. Boasting two spacious double bedrooms. The inviting reception room provides a warm atmosphere, ideal for relaxation.

One of the standout features of this maisonette is the private rear garden, a perfect retreat for enjoying the outdoors, whether it be for gardening, alfresco dining, or simply unwinding in a tranquil setting.

With gas central heating throughout, you can enjoy a cosy environment during the cooler months. The prime location on High Road means you are just a stone's throw away from local amenities, shops, and transport links, making daily life both easy and enjoyable.



Council Tax Band: C



### Entrance

Private entrance to the ground floor maisonette with footpath to the rear garden and wood front door.

### Hallway

Spacious hallway with laminate floor, radiator, central ceiling light, built in cupboard housing the electric meter and fuse board and further understairs cupboard. for storage and doors leading to the toilet, bathroom, kitchen, both bedrooms and lounge.

### Lounge

Light and bright lounge situated at the front of the property with ample space for a dining table, chairs and large settee. Working woodburner with exposed brick surround and solid wood mantelpiece, original herringbone wood floor, central ceiling light, radiator and large double glazed window.

### Kitchen

Vast amount of white gloss eye and base level cupboards with lights, solid wood work tops and tiled splashback. Double glazed window overlooking the garden situated above the stainless steel sink and drainer, space for a dishwasher, washing machine and under counter separate fridge and freezer. Built in electric double oven electric hob and extractor fan, laminate flooring, Gloworm combi boiler and central ceiling light.

### Master bedroom

Similar size to the lounge this good size master bedroom benefits from a large double glazed window overlooking the garden, radiator, carpet and central ceiling light.

### Second bedroom

Double bedroom with carpet, radiator, central ceiling light and side aspect double glazed window.

### Bathroom

White panel bath with thermostatic taps and shower hose, shower screen, floor to ceiling white tiles, radiator, double glazed window with obscured glass, contemporary hand basin built into a vanity unit, tiled floor and central ceiling light.

### Toilet

Modern white toilet with space saving basin over toilet, double glazed window with obscured glass, radiator and ceiling light.

### Garden

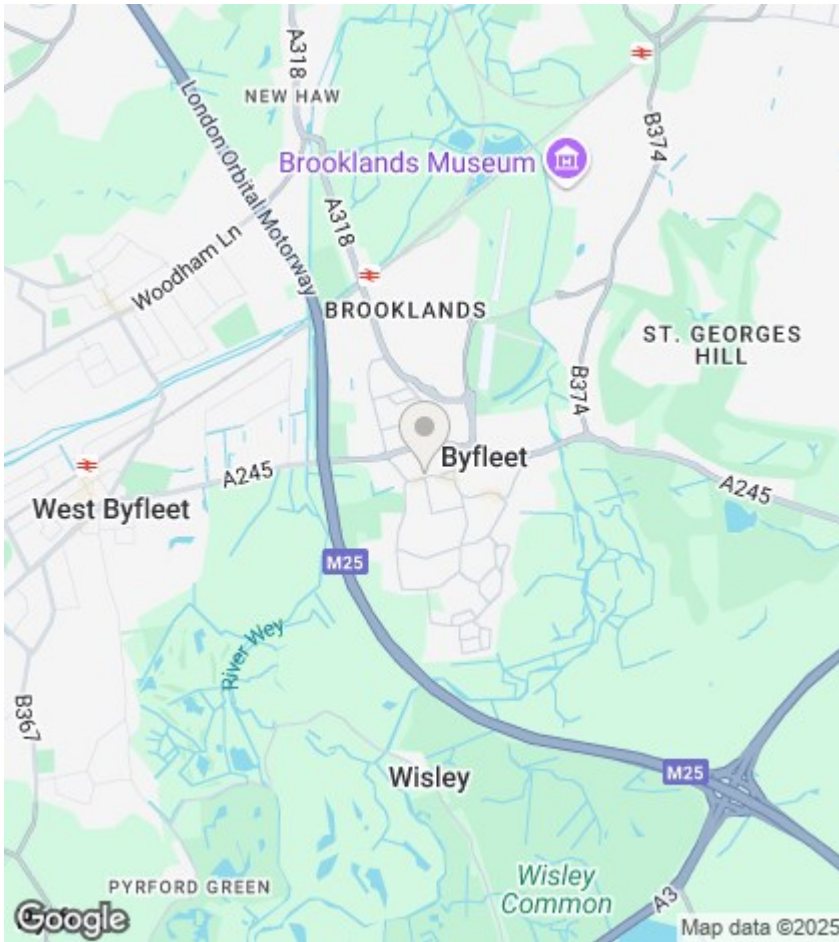
Larger than average garden with patio area, mostly laid to lawn, pretty flower border with established shrubs, large work shop and two further sheds. Outside tap and access to the front via the gate.

### Garage

Located in a nearby block, up and over door.







### Directions

Head east on Parvis Rd/A245 towards Queens Ave  
 At the roundabout, take the 3rd exit onto High Rd  
 At the roundabout, take the 1st exit and stay on High Rd

### 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                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 73                      | 78        |
| (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 |           |

