



49 High Road, Byfleet, West Byfleet, KT14 7QN

Price Guide £333,000

- Two Double Bedroom
- Garage/Bonus room with Double glazed doors
- Modern Kitchen with sensor lighting
- Central location to Byfleet Village
- Private Garden with access to Garage
- Large Lounge
- Seperate WC/Bathroom
- Potential to create parking from rear Garden

# 49 High Road, West Byfleet KT14 7QN

Welcome to this charming two double-bedroom maisonette located on High Road in the heart of Byfleet village.

As you step into this delightful property, you are greeted by a Modern kitchen, large lounge, perfect for relaxing or entertaining guests.

One of the highlights of this maisonette is the private garden, offering a tranquil space unwind after a long day. Additionally, the property comes with a garage which is currently utilised as a bonus room with double doors to the garden.

Situated in the sought-after Byfleet village, this home offers not just a place to live, but a lifestyle. With easy access to great commuter links, local amenities, charming cafes, and scenic walks, you'll find everything you need right at your doorstep.



Council Tax Band: C



### Front Garden

Set behind a brick wall, mostly laid to lawn with established shrubs and footpath leading to the front door

### Entrance

Large welcome mat, double glazed window, spot light and space for coats and shoes. Carpeted staircase leading to a wood door with glass panels onto the landing.

### Lounge

Light and bright lounge with ample space for a large sofa and dining table with chairs. Double glazed window overlooking the front garden, radiator, down lights and carpet.

### Kitchen

Well designed kitchen with matching eye and base level cupboards, plinth motion lighting, formica worktop and tiled splashback. Four burner gas hob, extractor fan, electric oven and integrated dishwasher. Space for tall fridge/freezer and washing machine. Stainless steel sink and drainer situated below a double glazed window overlooking the rear garden. Tall cupboard with shelves housing the Vaillant combi boiler, laminate flooring and central ceiling light.

### Master Bedroom

Situated at the rear of the property, this large double bedroom benefits from ample space for a superking bed. Carpet, radiator and light.

### Bedroom Two

Large double bedroom situated at the front of the property with a double glazed window, carpet, radiator and light.

### Seperate toilet

White low level toilet, double glazed window, laminate floor and central ceiling light.

### Bathroom

Large panel bath with Mira electric shower, bi-fold shower screen, chrome mixer taps, matching hand basin on a pedestal and double glazed window with

obscured glass. Chrome heated towel rail, part tiled walls with mosaic border and laminate flooring.

### Garden

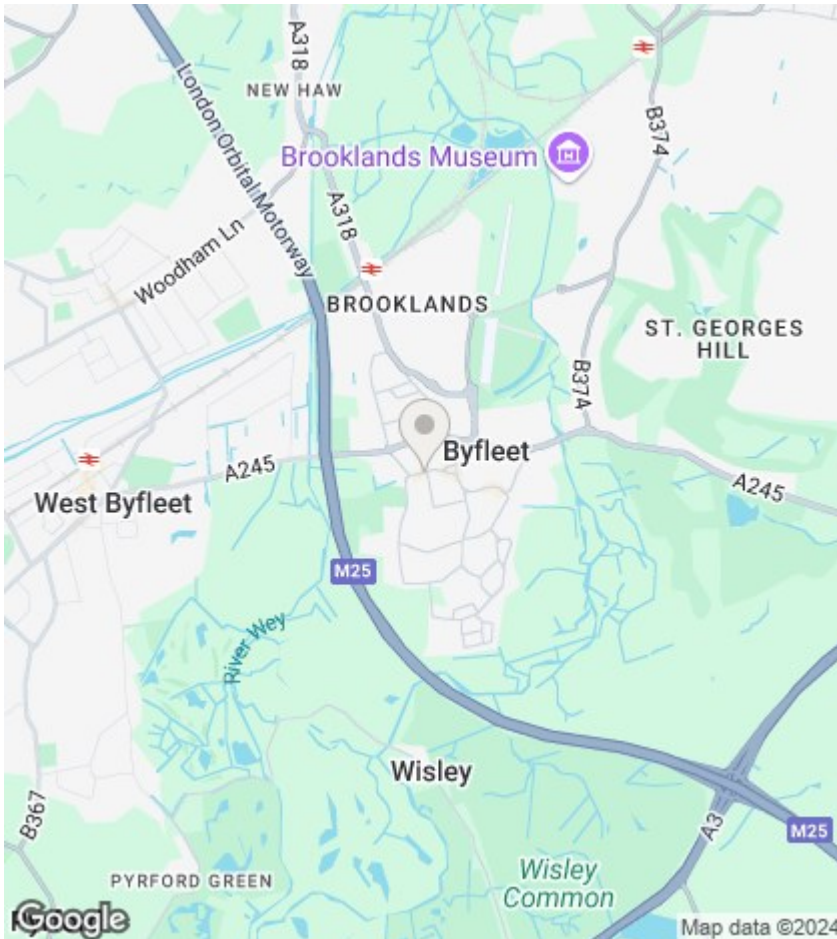
Footpath leading to enclosed low maintenance garden with astro turf, gate to parking and further double glazed patio doors leading to the garage.

### Garage

Single garage in a block with up and over door, accessed via the garden and Royston Road. Ideal for a gym/office/storage/parking with light and power.







## Directions

Parvis Road, Byfleet. Head east on Parvis Road/A245 towards Queens Avenue. At the roundabout, take the 3rd exit onto High Road. At the roundabout, take the 1st exit and stay on High Road. Destination will be on the left. High Road, Byfleet, West Byfleet, KT14 7QN.

## Viewings

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

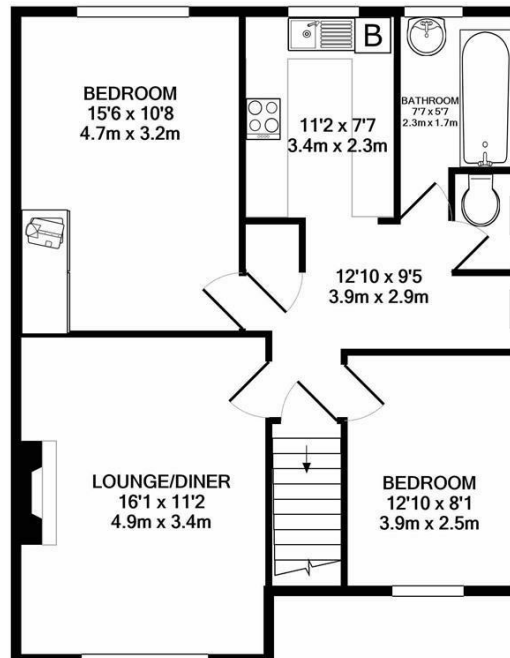
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 41 SQ.FT.  
(3.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 678 SQ.FT.  
(63.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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