



19 Edward II Avenue, Byfleet, KT14 7TF

Price Guide £449,950

- Three bedroom semi-detached house
- Garden with access to garage
- Potential to extend to s.t.p.p
- Open plan living / dining room
- Off street parking

# 19 Edward II Avenue, Byfleet KT14 7TF

Three bedroom family home located in a fantastic location in Byfleet Village.

This spacious property offers a large garden, garage, off street parking and lots of potential to extend s.t.p.p.



Council Tax Band: D



### Front garden

Mostly laid to lawn with pretty flower beds and an established palm tree.

### Driveway

Shared driveway to the garage with an up and over door and side gate to the rear garden. Storm porch with step leading to the white UPVC front door with frosted side glass panels.

### Hallway

Entrance hall to this lovely family home, laminate oak style wood floor, radiator, smoke detector, under stairs cupboard housing the meters, central ceiling light and doors leading to the kitchen and lounge.

### Lounge

Light and bright lounge with a large double glazed window overlooking the front garden and a full width double glazed sliding patio doors. Continuation of the laminate oak style flooring, feature fireplace with wood surround, two central ceiling lights, radiator and hatchway to the kitchen.

### Kitchen

Well designed kitchen creating a vast amount of matching eye and base level cupboards, integrated dishwasher and extractor fan and space for gas cooker, washing machine and tall fridge freezer. Stainless steel sink and drainer situated below a double glazed window. UPVC side door with frosted glass panels, tiled floor, central ceiling light and hatchway to the lounge.

### Staircase

Wooden staircase leading to the first floor and landing. Loft access with loft ladder, original wood floor on the landing and bedrooms, central ceiling light, side aspect window with obscured glass and doors leading to all the bedrooms and bathroom

### Master bedroom

Situated at the front of the property this lovely light and bright master bedroom benefits from a wall of fitted wardrobes, original wood floor, central ceiling light and radiator.

### Second bedroom

Similar size to the master, this lovely bedroom benefits a large double glazed window overlooking the garden, wood floor, fitted wardrobes, central ceiling light and radiator.

### Third bedroom

Single bedroom with ample space to have a single bed, wardrobe and drawers. Solid wood floor, double glazed window with views of the front garden, radiator and central ceiling light.

### Bathroom

White bathroom suite comprising of a large panel bath with thermostatic shower and shower screen, hand basin and low level toilet. Double glazed window with obscured glass, vanity mirror, white heated towell rail, floor to ceiling tiles with tiled floor, extractor fan and central ceiling light.

### Garden

Good size garden mostly laid to lawn with pretty flower borders, ample patio space by the lounge doors for alfresco dining. Side gate to the front of the house and a further door to the garage.

### Garage

Single garage with up and over door and rear door to the garden.







## Directions

A245 Parvis Rd, Byfleet Head east on Parvis Rd/A245 towards Queens Ave Take Rectory Ln and Sanway Rd to Edward II Ave 4 min (1.1 mi) At the roundabout, take the 3rd exit onto High Rd At the roundabout, take the 2nd exit onto Rectory Ln Turn right onto Sanway Rd Turn left to stay on Sanway Rd Continue onto Celtic Rd Turn right onto Fullerton Rd Turn right onto Edward II Ave Destination will be on the left

## Viewings

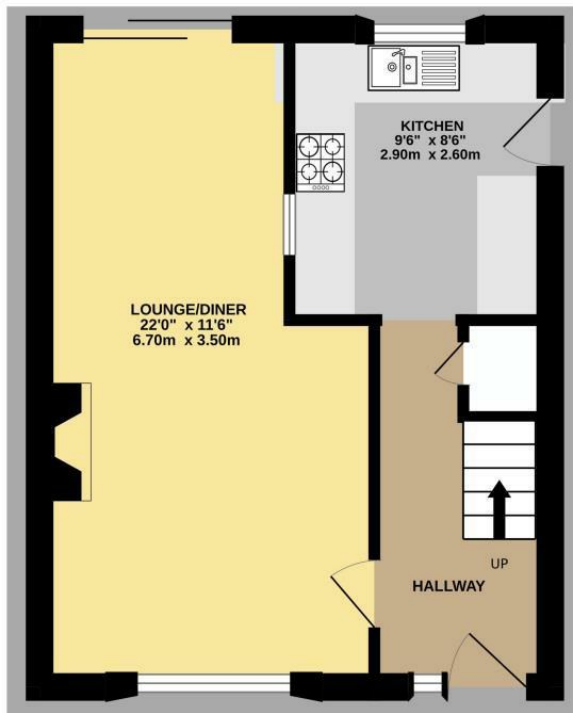
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

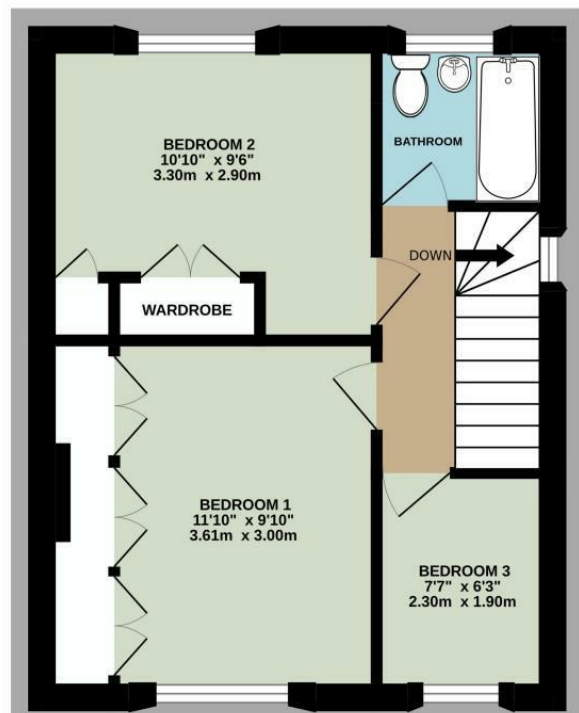
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	67	
(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	

GROUND FLOOR  
370.sq. ft. (34.4.sq.m.) approx.



1<sup>ST</sup> FLOOR  
368.sq. ft. (34.2.sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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