



49 Foxlake Road, Byfleet, KT14 7PW

Price Guide £465,000

E.P.C Rating D

Freehold

- Two bedroom semi-detached bungalow
- Potential to extend STPP
- Off street parking
- South facing garden
- Gas central heating
- End of chain

49 Foxlake Road, Byfleet KT14 7PW

Situated in Foxlake Road in Byfleet, this delightful semi-detached bungalow offers two well-proportioned bedrooms and potential to extend S.T.P.P

The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a lovely view of the garden.

The south-facing low maintenance garden is a standout feature, providing a serene outdoor space to enjoy the sunshine without the burden of extensive upkeep. This garden is perfect for those who appreciate outdoor living but prefer to spend their time enjoying it rather than maintaining it.

Being an end of chain property, this bungalow presents a seamless opportunity for prospective buyers to move in without delay. With its appealing location and thoughtful layout, this two-bedroom bungalow on Foxlake Road is a wonderful opportunity not to be missed.



Council Tax Band: D



Front garden

Low maintenance front garden with access to the rear garden and ramp to the front door.

Hallway

UPVC front door with obscured glass, carpet, ceiling light, radiator, loft access and cupboard housing the fuse board. Doors leading to the kitchen, bathroom, both bedrooms and lounge.

Lounge

Situated at the rear of the property, this spacious lounge benefits from a double glazed patio door leading to the conservatory and further windows. Carpet, central ceiling light, electric fireplace and two arched alcoves with shelves.

Kitchen

Light and bright kitchen with a patio door to the conservatory and two double glazed windows. Vast amount of matching eye and base level cupboards, formica work top and tiled splash back. Electric cooker and extractor fan, space for a washing machine and tall fridge freezer. Stainless steel sink and drainer, ceiling light and vinyl floor.

Master bedroom

Situated at the front of the property, this lovely double bedroom benefits from a large double glazed window allowing an abundance of natural light, two fitted wardrobes and a further storage cupboard. Carpet, radiator, central ceiling light and further wall lights.

Second bedroom

Double bedroom with carpet, central ceiling light, radiator, built in cupboard and double glazed window over looking the front garden.

Bathroom

Adapted to create a larger than average bathroom with two double glazed windows with obscured glass, full width shower enclosure with Mira electric shower, hand basin built into a vanity unit, part tiled walls, vinyl flooring, heated towel rail, low level toilet and cupboard housing the Gloworm Combi boiler.

Conservatory

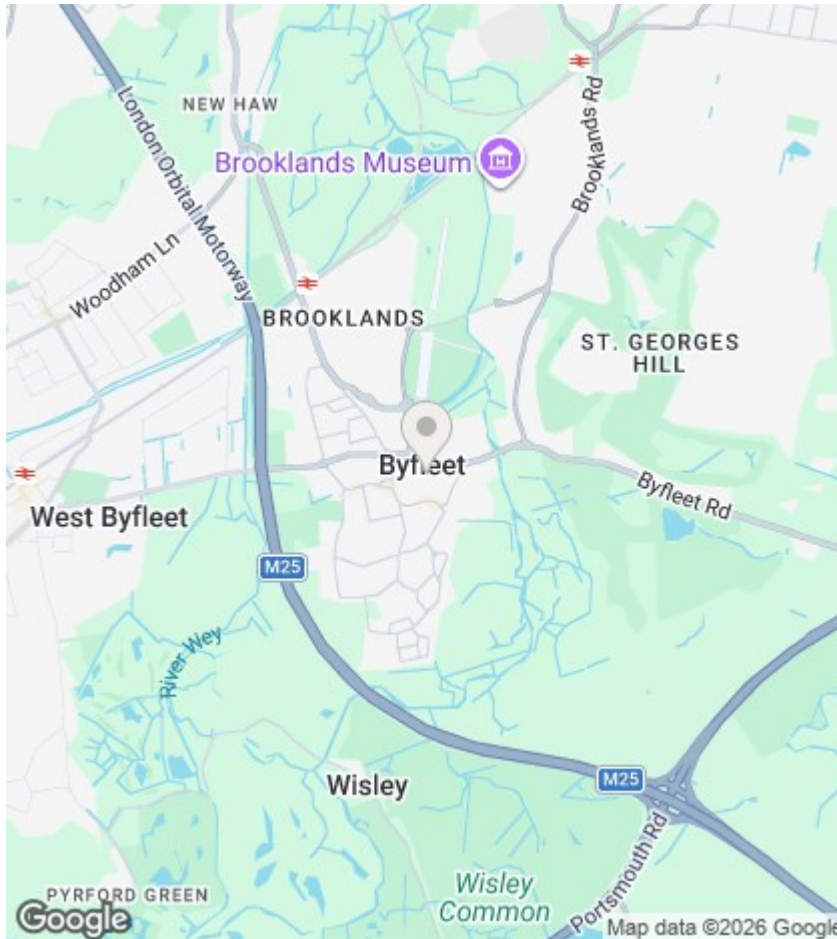
Accessed via the kitchen or the lounge, this lovely full width conservatory can be used all year round with a radiator, wall light, carpet and patio doors leading to the garden.

Garden

Fantastic size garden benefiting from being South facing. Wide side access to the low maintenance garden, two sheds, and tiered seating area with established trees and shrubs creating a private rear garden.







Directions

Head toward Byfleet Rd/A318 Turn left onto Byfleet Rd/A318 Continue to follow A318 Slight right onto Oyster Ln Go through 1 roundabout At the roundabout, take the 1st exit onto High Rd Turn left onto Binfield Rd Turn right onto Foxlake Rd Destination will be on the right

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	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

