



4 The Pavilions, Byfleet, Surrey, KT14 7BQ

Price Guide £599,000

- Stunning three double bedroom family home
- Jack and Jill bathroom
- Two balconies
- Luxury bathroom
- Anti-reflective windows
- Cul de sac location

4 The Pavilions, KT14 7BQ

Contemporary modern house offers a perfect blend of comfort and style. Built in 2009, the property boasts a sleek design and is ideal for families or professionals seeking a spacious and elegant living environment.

The property comprises three generously sized double bedrooms. The luxurious bathrooms are a standout feature, with one of them designed as a Jack and Jill, providing convenient access for both guests and residents alike.

The Pavilions is a sought-after location, offering a peaceful residential setting while remaining close to local amenities and transport links.

Do not miss the opportunity to make this stunning house your new home.



Council Tax Band: E



Driveway

Block paved driveway with one allocated parking space and visitors bays, electric charging point and composite door leading to the modern family home.

Kitchen

Well designed kitchen with a vast amount of matching white gloss eye and base level cupboards including pan drawers, discreet cutlery drawer and glass sparkle splash back. Central island creating a breakfast bar with space for two stools and further undercounter cupboards with a wine fridge and integrated bin. Four burner induction hob, extractor fan, electric oven, microwave, washing machine and integrated slimline dishwasher and tall fridge/freezer. Large stainless steel inset sink with chrome mixer tap, two double glazed windows, vertical radiator, tiled floor and downlights. Door leading to the lounge.

Lounge

Relaxing lounge with solid wood floor, two radiators, down lights, ample storage with understairs cupboard and further shelving. Down lights, electric wood burner to create a tranquil atmosphere and patio doors leading to the glass room.

Glass room

Floor to ceiling glass panels, infrared heaters, electrical sockets, wall light and full width glass pocket sliding doors leading to the garden.

Downstairs toilet

White low level toilet, hand basin, part tiled walls, chrome heated towel rail, down lights and tiled floor.

Stairs to first floor and landing

Carpeted staircase to the first floor and landing with doors leading to the bedrooms and bathroom.

Bedroom two

Large double bedroom situated at the rear of the property benefitting from built in wardrobes, down lights, two double glazed windows, radiator, carpet and door to the Jack and Jill bathroom.

Jack and Jill bathroom

Architecturally designed to create a Jack and Jill bathroom with access via bedroom two and the landing. Tiled shower enclosure with monsoon shower head, large bath with central chrome mixer taps, low level toilet and hand basin built into a vanity unit with drawers. Floor to ceiling tiles, large mirrors, extractor fan, chrome heated towel rail and tiled floor.

Bedroom three

Light and bright double bedroom benefitting from a stunning balcony overlooking the fields. Carpet, downlights, radiator and two floor to ceiling double glazed doors with built in blinds.

Stairs to second floor and landing

Carpeted staircase to the second floor and landing with carpet, wall light, airing cupboard housing the water tank and doors leading to the master bedroom and exquisite bathroom.

Master bedroom

Large contemporary master bedroom benefitting from a vaulted ceiling, three skylights, ceiling lights, radiator and carpet.

Bathroom

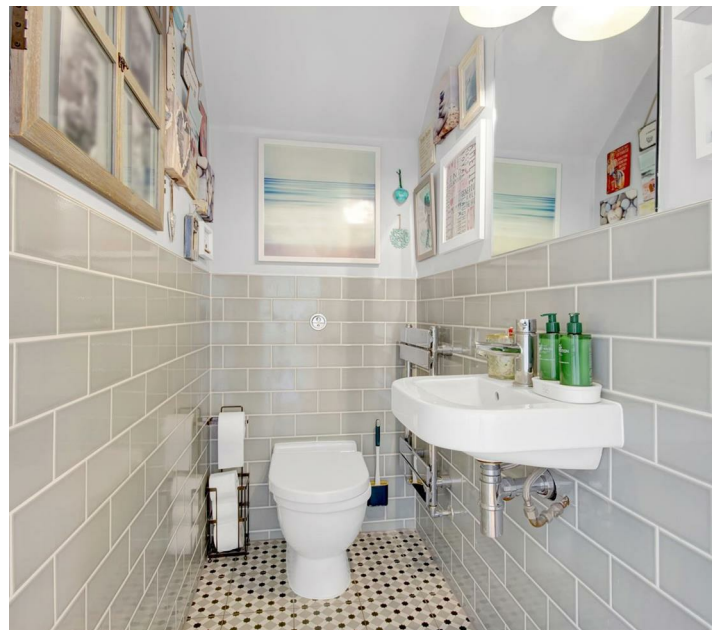
Unique, breath taking bathroom with a luxury retreat interior design offering a vaulted ceiling with track light and full width glass including two double glazed doors and further window. Central free standing modern roll top bath with contemporary chrome taps and hose, corner tiled shower enclosure with monsoon shower head, low level toilet and wide floating hand basin built into a vanity unit with drawers. Chrome heated towel rail, tiled floor, wall light and extractor fan.

Garden

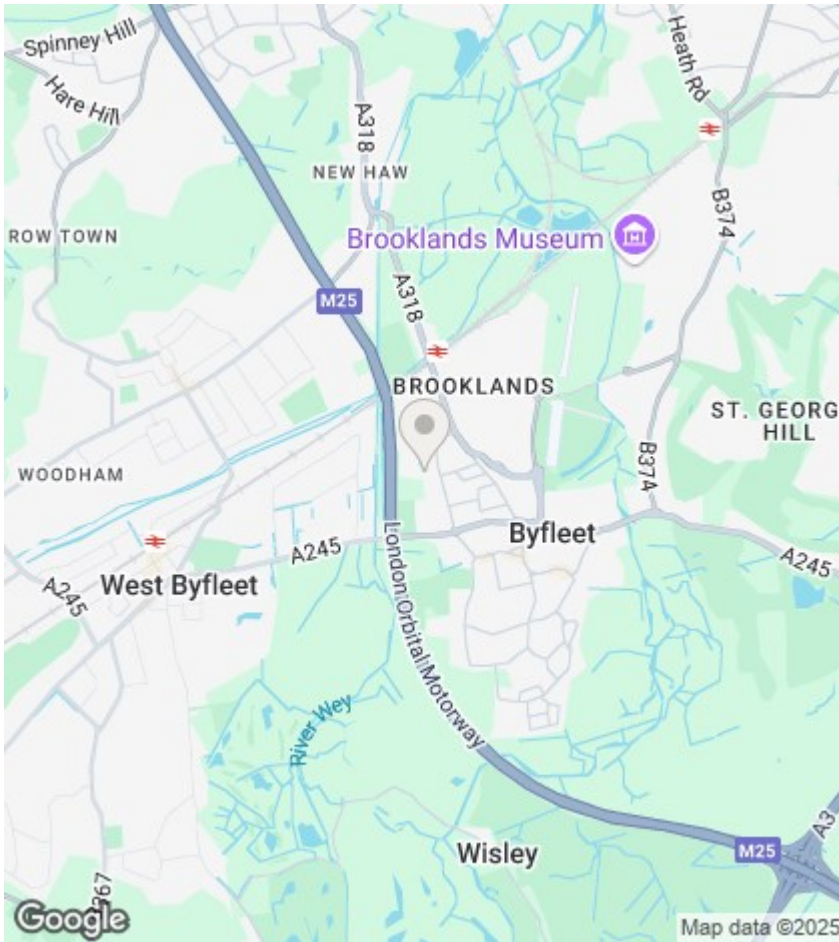
Low maintenance rear garden with astroturf, external sockets and outside tap. Raised decking area with outdoor summer house that is currently divided to create an office with light and power and further storage room with light.

Location

The Pavilions is situated off Kings Head Lane where there is a great primary and nursery school. It also benefits from being a stone throw away from a large field and Byfleet Cricket Club. Brooklands Tesco's and Marks and Spencer are a short walk away along with Brooklands track and rural walks along the canal and Woodland Trust areas. M25 and A3 in easy access, Byfleet and New Haw station is approximately a 10 minute walk and offers direct access to Waterloo.







Directions

The Pavilions Head east towards King's Head Ln
 Turn left onto King's Head Ln
 Turn left onto Chertsey Rd
 Turn left onto Oyster Ln/A318
 Continue to follow A318
 Turn right onto Westfield Parade
 Byfleet & New Haw, Byfleet, Addlestone, KT15 3LQ

Viewings

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

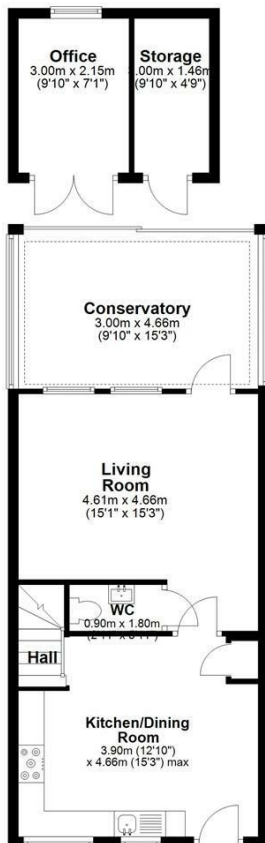
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(69-80) C			
(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	

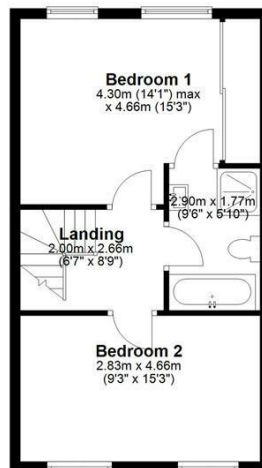
Ground Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



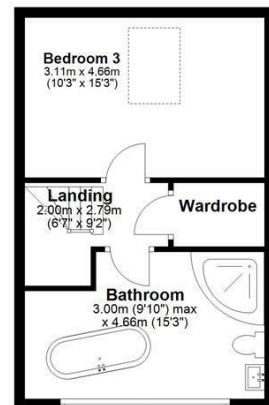
First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Second Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 144.1 sq. metres (1551.2 sq. feet)