Wingate & Withers
ESTATE AGENTS

44 Church Road, Byfleet, Surrey, KT14 7EJ

Price Guide £630,000

- Four Bedroom Family Home
- Modern Kitchen & Bathroom
- New Glow-worm Boiler
- Master With En-Suite
- Driveway For Three Cars
- Potential To Extend S.T.P.P

68 High Road, Byfleet, West Byfleet, Surrey, KT14 7QL
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44 Church Road, Byfleet KT14 7EJ

An attractive four bedroom family home situated in a fantastic location in Byfleet Village.

This extended and spacious property offers a lovely log burner in the lounge, doors form Dining room to sunny private rear Garden, modern Kitchen and Bathroom.

Other benefits include three double bedrooms, top floor Master with En-suite, driveway for three cars and potential to extend s.t.p.p.

4 2 2 D

Council Tax Band: D

Driveway
Off street parking for up to three cars, wide side gate to the garden, storm porch with external light and white UPVC front door with two full length frosted double glazed windows.

Hallway
Superb entrance to this lovely family home with tiled flooring, large built in understairs storage cupboard, radiator, central ceiling light and door leading to the lounge.

Lounge/Dining room
Light and bright lounge/dining room with a spacious and relaxing lounge area benefiting from a wood burner, central ceiling light, full width double glazed window overlooking the driveway and two built in storage cupboards with power points. Tiled floor into the dining area with double glazed patio doors leading to the garden and continuation of the modern living with a stunning kitchen situated at the rear of the property.

Kitchen
Well designed kitchen offering a vast amount of matching white gloss eye and base level cupboards, integrated appliances including dishwasher, washing machine and tall fridge freezer. Eye level electric double oven, electric hob, black sink and drainer situated below a double glazed window over looking the garden, tiled floor and central ceiling light.

Stairs to first floor and landing
Carpeted staircase with white walls and double glazed side aspect window. Central ceiling light and doors leading to the bedrooms and bathroom.

Bedroom Two
Large double bedroom (would have been the original master before the loft conversion was built) situated at the front of the property, neutrally decorated, radiator, central ceiling light and carpet.

Bedroom Three
Similar size to bedroom two, situated at the rear of the property with a large double glazed window, radiator, built in cupboard, central ceiling light and carpet.

Bedroom Four
Single bedroom, radiator, central ceiling light and double glazed window overlooking the front.

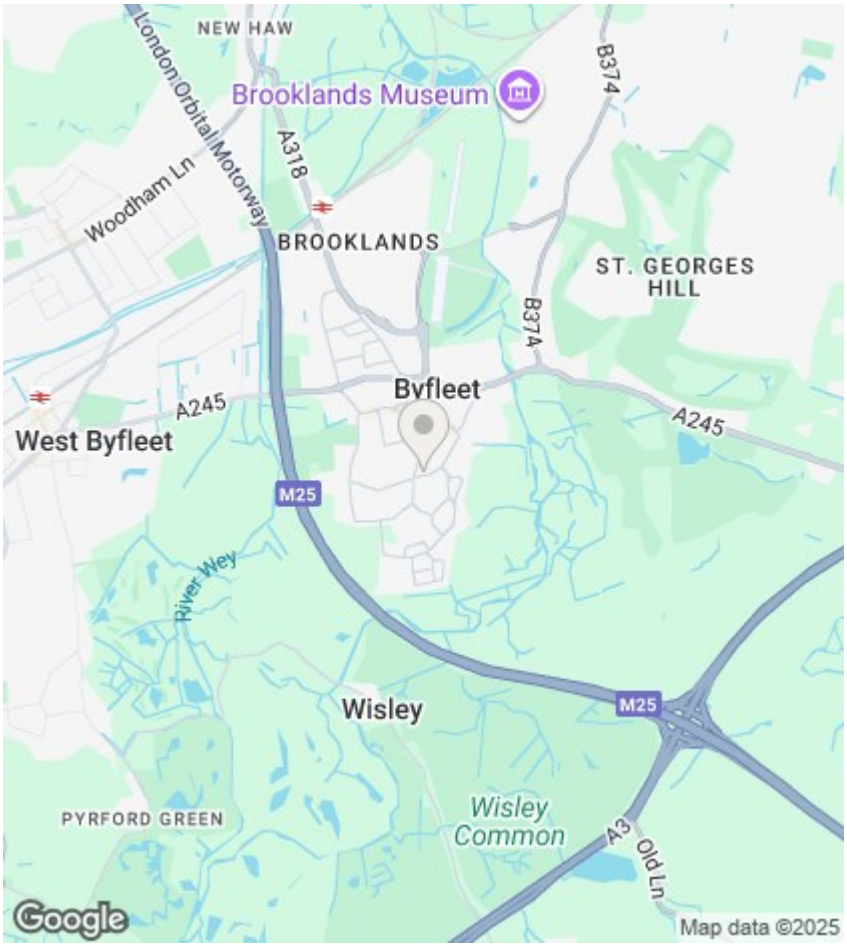
Bathroom
White bathroom suite comprising of a P shape bath, curved shower screen and hand basin and low level toilet built into a vanity unit. Floor to ceiling tiles, double glazed window with obscured glass, built in cupboard housing a Worcester combi boiler, central ceiling light and tiled floor.

Stairs to top floor
Carpeted staircase to the top floor with white wood door leading to the master bedroom and en-suite.

Master Bedroom
Spacious master bedroom, currently adapted to create a self contained studio with kitchenette area with eye and base level cupboards, sink and drainer and space for freestanding fridge/freezer. Carpet, radiator, eaves storage and a large double glazed window overlooking the rear garden. White wood door leading to the en-suite.

En-suite to Master
Modern en-suite with corner shower cubicle, low level toilet, floating hand basin, floor to ceiling tiles and double glazed window with obscured glass.

Rear Garden
Private and enclosed rear garden mostly laid to lawn with a sunny secluded patio area at the rear of the garden with established climbers and shrubs and further patio area suitable for BBQ's and alfresco dining. Shed, side gate to the front (wide enough for motorbikes) and outside tap.



Directions

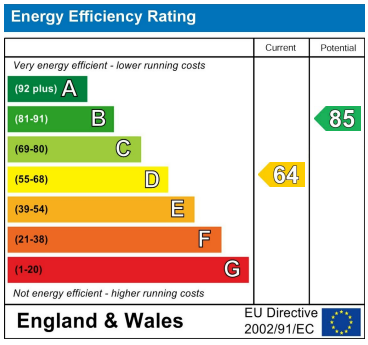
from Parvis Rd/A245 towards High Rd Slight left onto High Rd At the roundabout, take the 1st exit onto Church Rd Destination will be on the right

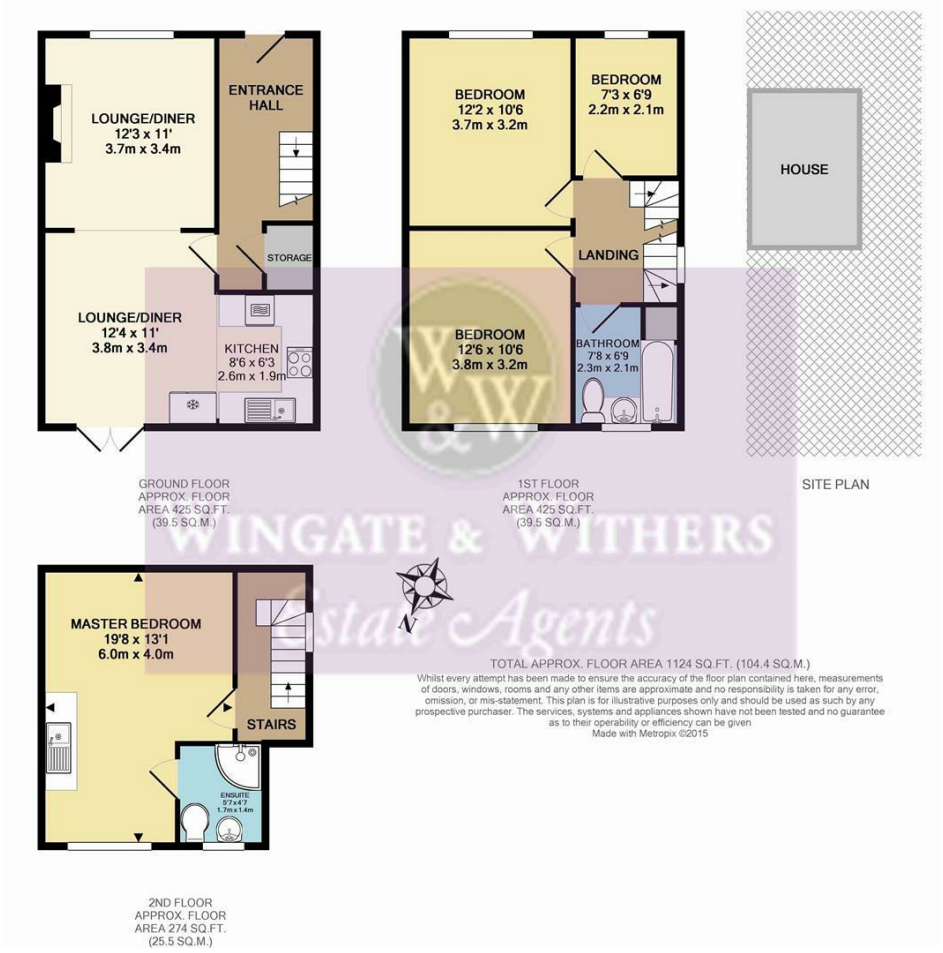
Viewings

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

EPC Rating:

D





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