Wingate & Withers
ESTATE AGENTS

11 Hopfield Avenue, Byfleet, Surrey, KT14 7PE

Price Guide £800,000

- Five bedroom family home
- En-suite to master
- Sought after location in Byfleet Village
- Over 120ft rear garden
- 22ft long garage

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11 Hopfield Avenue, Byfleet KT14 7PE

An extended 1930's detached family residence, situated in the tranquil surroundings of Hopfield Avenue, this splendid five-bedroom detached property offers an exceptional living experience in the heart of Byfleet Village.

The generous layout includes five bedrooms, perfect for accommodating a growing family or hosting visitors.

One of the standout features of this residence is the impressive 120ft rear garden, a delightful outdoor space that invites you to enjoy the beauty of nature. Whether you envision summer barbecues, children's play areas, or simply a peaceful retreat, this garden offers endless possibilities.

Situated on a quiet residential road, the property benefits from a serene atmosphere while remaining close to local amenities and transport links. Byfleet Village is known for its charming community spirit and convenient access to nearby towns, making it an ideal location for families and professionals alike.

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Council Tax Band: F

Front garden
Block paved driveway offering off street parking for two cars. Up and over garage door, magnolia tree, footpath between established hedges leading to the storm porch and UPVC front door.

Hallway
Impressive and spacious hallway with original 1930's tiled floor, built in cupboard allowing an abundance of storage with additional under stairs cupboard housing the meters. Wood doors leading to the kitchen and lounge.

Lounge
Situated at the front of the property with a large double glazed bay window. Superb size reception room benefiting from a 1980's stone brick fireplace with a working fire and quarry tiled hearth that has been painted black. Feature alcoves, two ceiling lights, wall lights, radiators, carpet and door leading to the dining room.

Dining room
Full width sliding patio doors appreciating the views of the well maintained garden. Two double glazed side aspect windows, ample space to accommodate a large dining table and chairs and a built in floor to ceiling cupboard.

Kitchen
Well designed kitchen with a vast amount of white wood eye and base level cupboards and formica worktop creating a breakfast bar. Double oven, gas hob, space for; a dishwasher, washing machine and tall fridge/freezer. White ceramic sink and drainer situated below a full width double glazed window, down lights and side aspect UPVC door leading to the garden and wrought iron gate.

Cloakroom
Downstairs cloakroom with a double glazed window, toilet, hand basin on a pedestal, floor to ceiling tiles and Worcester conventional boiler.

Stairs
Carpeted staircase leading to the light and bright landing with a side aspect double glazed window, ceiling lights, access to the mostly boarded loft with light, storage cupboard housing the water tank and doors leading to the bedrooms and bathroom.

Master bedroom
Light and bright master bedroom with ample space for a king size bed. Built in wardrobes, eaves storage, bedside lights, carpet, radiator and door leading to the en-suite bathroom.

En-suite to master
Larger than average en-suite with a tiled enclosed shower cubicle and Aqualisa shower. Vertical radiator, tiled floor, hand basin on a pedestal, built in toilet, double glazed window with obscured glass, central ceiling light and extractor fan.

Bedroom two
Large double bedroom situated at the front of the property with carpet, radiator and central ceiling light.

Bedroom three
Light and bright double bedroom with a bay window situated at the front of the property. Radiator, carpet and central ceiling light.

Bedroom four
Large single bedroom, currently being used as an office with ample space for a single bed, wardrobe and drawers.

Bedroom five
Single bedroom with a double glazed window, central ceiling light, radiator and provisions are in place to make this an en-suite bathroom if required.

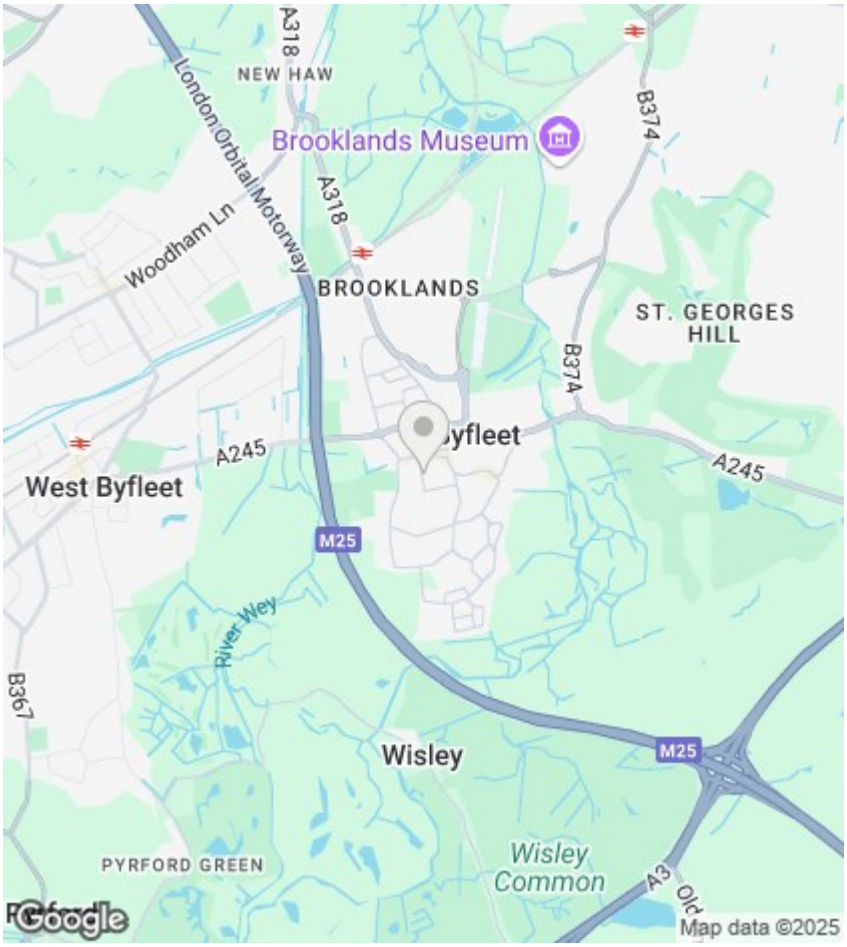
Family bathroom
Bathroom suite comprising a panel bath with hose attachment, mirror and hand basin built into a vanity cupboard. Vertical radiator, tiled floor, central ceiling light and toilet.

Garage

22ft long garage with up and over door, light, power and rear door access to the garden with motion sensor light.

Garden

120ft long garden that is private, enclosed and mostly laid to lawn with established trees and shrubs including a superb apple tree, purple plum and laurel borders. Part brick wall, large spacious patio with ample space for barbeques and entertaining. Large greenhouse, storage shed, external sockets and side access to the front via a wrought iron gate.



Directions

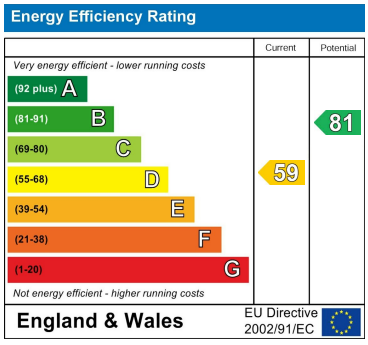
Parvis Rd Head east on Parvis Rd/A245 towards Queens Ave At the roundabout, take the 3rd exit onto High Rd At the roundabout, take the 1st exit and stay on High Rd Turn right onto Hopfield Ave Hopfield Ave, Byfleet, Surrey

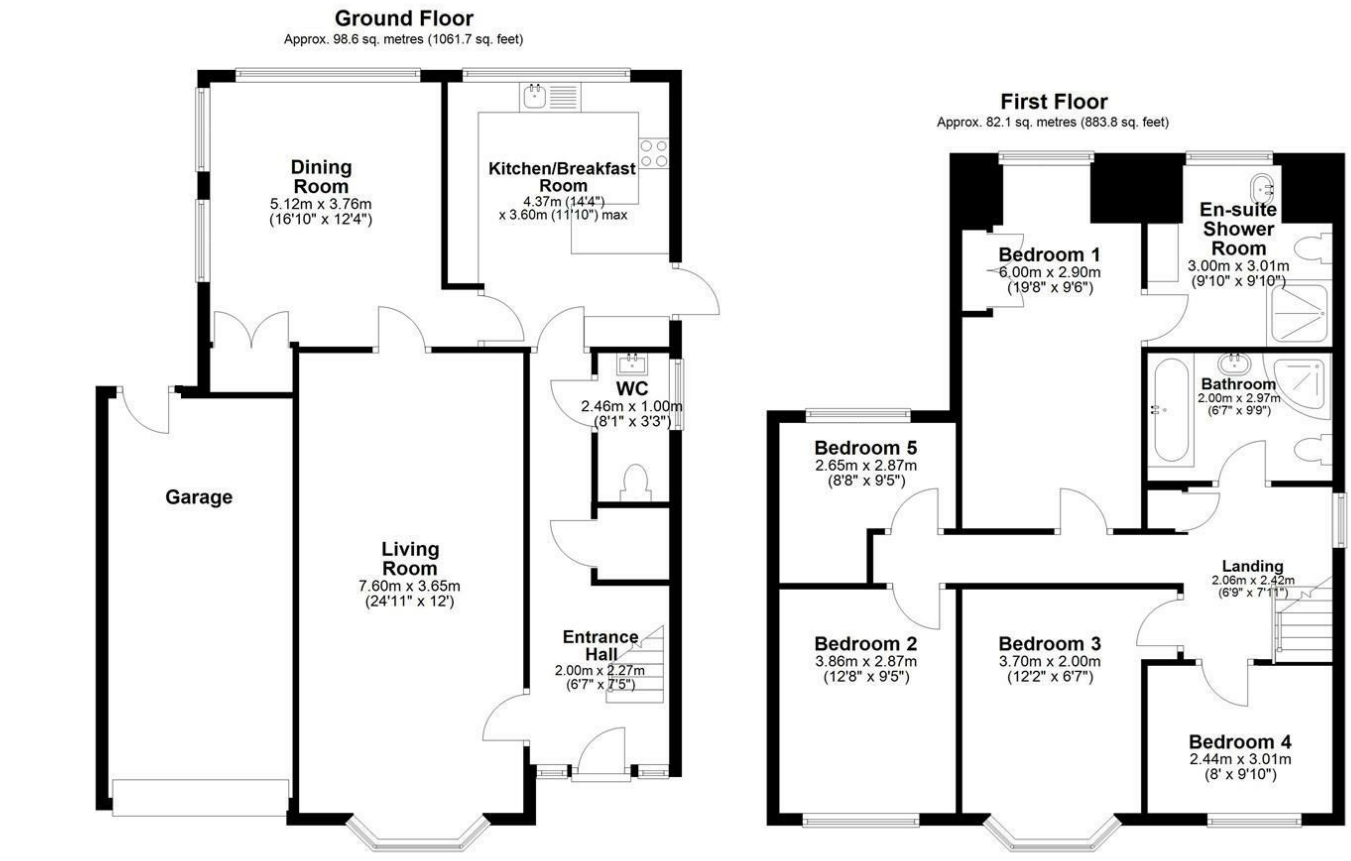
Viewings

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

EPC Rating:

D





Total area: approx. 180.7 sq. metres (1945.5 sq. feet)

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