

106 Church Road, Byfleet, Surrey, KT14 7NF

Price Guide £625,000

- No onward purchase
- Master with En-suite
- Two Large Reception rooms
- Gas Central Heating & Double Glazed
- Extended Four Double Bedrooms
- Landscaped Garden in Excess of 100 ft Approx
- Two Bathrooms & Cloakroom
- Two Outbuildings including Bar
- Fantastic Location close to St Mary's Church in the heart of Byfleet Village

# 106 Church Road, KT14 7NF

This immaculate, deceptively spacious family home is presented to the market boasting a large garden in excess of 100ft.

Beautifully extended & remodeled, four double bedroom family home arranged over three floors, covering 1458 sq ft of accommodation.

Other features include a detached store room which could be converted into a gym or study, a large bar at the end of the garden providing outstanding views of this amazing property and stunning rear garden.



Council Tax Band: C



### Front driveway

Off street parking for up to three cars, side gate to the garden and composite front door with frosted glass panels leading to the entrance hall.

### Hallway

Welcoming entrance to this superb four double bedroom family home. Floor to ceiling cupboard suitable for housing shoes and coats. Laminate flooring, downlights and white shaker style door leading to the lounge.

### Lounge

Light and bright lounge benefiting from a double glazed bay window allowing an abundance of natural light, decorative wood burner with solid oak mantelpiece, downlights, built in cupboards either side of the fireplace and radiator.

### Dining room

Large dining room suitable for entertaining with laminate flooring, two radiators, understairs storage cupboard housing the meters, further cupboard with the Valliant combi boiler and pressurised system. Side aspect double glazed window, downlights and white shaker door to the cloakroom.

### Downstairs Cloakroom

Spacious cloakroom with a matching white suite comprising of a low level toilet and hand basin built into a vanity unit with drawers. Tiled floor, extractor fan, mirror vanity cupboard, towel rail and double glazed window with obscured glass.

### Kitchen

Situated at the rear of the property, this well designed kitchen offer a vast amount of wood effect eye and base level cupboards with formica black worktop creating a breakfast bar area with space for two bar stools. Stainless steel sink and drainer situated below the double glazed window overlooking the stunning garden. Dual fuel electric double oven and gas hob, space for a full size dishwasher, washing machine and American style fridge freezer. Downlights, radiator, tiled floor and sliding patio doors leading to the garden.

### Stairs and landing

Luxury carpeted staircase leading onto the light and bright landing which has been architecturally designed to create space and a further staircase to the top floor. Central ceiling light, understairs storage, side aspect double glazed window, radiator and white shaker style doors leading to the bedrooms and bathroom.

### Master bedroom

Luxury master bedroom with ample space for a super king bed, wardrobes and drawers. This lovely room is situated at the rear of the property with carpet, central ceiling light, radiator, large double glazed window overlooking the landscaped garden and door leading to the en-suite shower room.

### En-suite to master

Tiled shower enclosure with thermostatic shower, handheld hose and a monsoon shower head. Tiled floor, hand basin built in to a vanity unit with drawers, double glazed window with obscured glass, low level toilet and towel rail.

### Bedroom two

Generously proportioned double bedroom with a large double glazed bay window overlooking the front entrance, downlights, radiator, built in wardrobes and carpet.

### Bathroom

Modern and contemporary large family bathroom offering a matching white suite comprising of a large panel bath with shower screen and thermostatic shower, low level toilet and hand basin built in to a vanity unit with drawers. Tiled floor, double glazed window with obscured glass, vanity mirror with de-mist function and towel rail.

### Staircase

Carpeted staircase leading to the top floor with white shaker style doors leading to the two double bedrooms.

### Bedroom three

Double bedroom with a built in wardrobe and further eaves storage cupboard. Carpet, downlights, radiator, two double glazed floor to ceiling velux windows creating a light and bright room.

### Bedroom four

Similar style and size to bedroom three offering a light and bright double bedroom from the full height velux windows, carpet, radiator and downlights.

### Garden

Breathtaking rear garden which has been landscaped with points of interest throughout the over 100ft long garden. Fantastic established Lilac tree with seating area around the trunk, raised decking area to the waterfall pond and a brick raised large pond with pergola enclosure. Footpath leading to a lawn area, greenhouse and storage shed. Leading further down the garden is a vegetable patch and a continuation of the footpath to a sun catching barbecue space and it doesn't stop there...

### Office/ bar/ outbuilding

Insulated outbuilding that has created a bar area with space for an under counter fridge, light grey laminate flooring, downlights, ample electrical sockets, private and secluded sun catcher patio for enjoying summer evenings and alfresco dining with the barbecue near by.

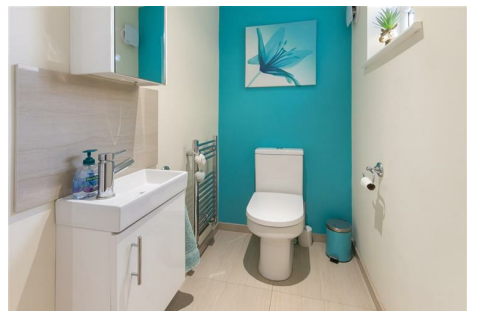
### Shed

Discreetly positioned shed for garden tools and further storage.

### Outside toilet

For ease and convenience this port-a-loo is positioned at the rear of the outbuilding.







## Directions

Head east on Parvis Road/A245 towards Queens Ave Go through 1 roundabout. At the roundabout, take the 3rd exit onto Oyster Lane. At the roundabout, take the 1st exit onto High Road. Turn right onto Brewery Ln. Continue onto Church Road. The property is on Church Road on the right hand side.

## Viewings

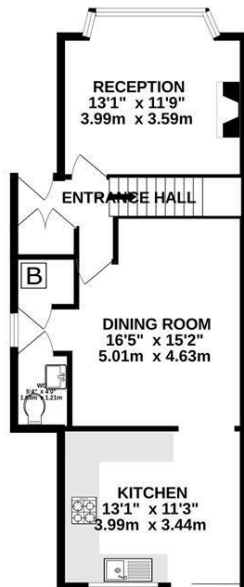
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

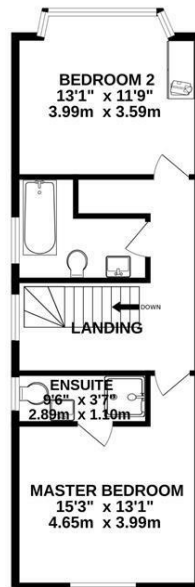
C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

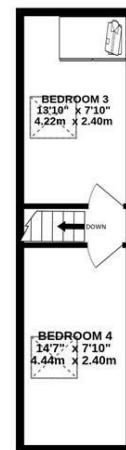
GROUND FLOOR  
694 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (48.2 sq.m.) approx.



2ND FLOOR  
248 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 1458 sq.ft. (135.5 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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