



6 Sanway Close, Byfleet, KT14 7SP

£479,950

- Three bedroom semi-detached family home
- Recently fitted new kitchen (2 years old)
- Large garden with Workshop & Garage access
- Planning permission granted in Aug 2021 to extend

6 Sanway Close, KT14 7SP

An outstanding three bedroom family home situated in a lovely cul de sac location with large driveway and garage.

This beautiful character property offers a log burner in the living room, updated kitchen / dining room and a well presented private rear garden.

Located close to shops, excellent schools and commuter links.



Council Tax Band: D



Front Driveway

Concrete print driveway offering ample space for off street parking up to 3 cars. Access to the garage with double doors, wide side gate access to the rear workshop and garden suitable for motor cyclist enthusiasts.

Hallway

Victorian style tiled floor in the hallway with a double glazed side aspect window, carpeted staircase to the first floor and landing and a wood door leading to the lounge.

Lounge

The perfect relaxing lounge with a large double glazed window and fitted blinds, fantastic wood-burner with a light coloured stone surround and hearth and floor to ceiling built in shelves either side of the fireplace. Radiator, engineered wood floor and under stairs storage cupboard housing the electric meters. Glass double doors leading to the amazing kitchen.

Kitchen

Modern Wren light grey kitchen fitted approximately two years ago and looks brand new including a vast amount of eye and base level cupboards with marble effect worktop. Electric hob, extractor fan, double oven and integrated appliances including; a full size dishwasher, tall fridge/freezer, recycling bin and space for a washing machine. Engineered wood floor, stainless steel sink with chrome mixer taps situated below a double glazed window over looking the garden and a further side aspect window allowing an abundance of natural light. Vertical radiator, space for dining table and two fully opening double glazed patio doors to the garden.

Stairs and Landing

Carpeted staircase to the landing with a double glazed side aspect window, loft access with a pull down ladder to the fully boarded loft with light. White wood doors leading to all the bedrooms and bathroom. Ideal combi boiler discretely housed in a cupboard over the stairs.

Master Bedroom

Situated at the rear of the property this lovely size master bedroom benefits from a double glazed window, central ceiling light, radiator and carpet.

Second Bedroom

Similar size to the master with ample space for a king size bed, wardrobes and drawers. Double glazed window overlooking the front entrance, carpet, radiator and central ceiling light

Third Bedroom

Single bedroom suitable for a nursery or office. Double glazed window, radiator and central ceiling light.

Bathroom

Floor to ceiling tiled bathroom with a matching white suite comprising of a panel bath, electric Triton shower, built in hand basin with chrome mixer tap built in to a vanity unit and a continuation of the low level toilet. Chrome heated towel rail, down lights, double glazed window with obscured glass, built in shelves and shower screen.

Garden

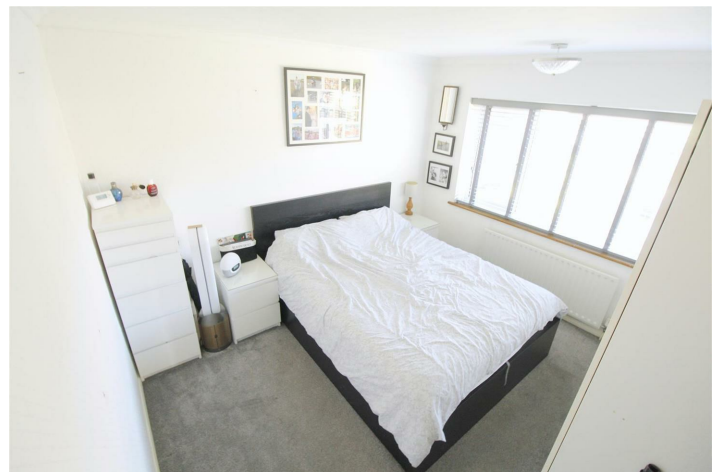
South West facing garden with a vast amount of sunlight in this private and not overlooked garden. Large concrete print paved patio area that continues down the footpath to the gate and front driveway. Mostly laid to lawn, raised decking area in a sun catching position, outside tap, space for a children's wendy house and a large timber built workshop on a concrete base with light, power and its own consumer unit.

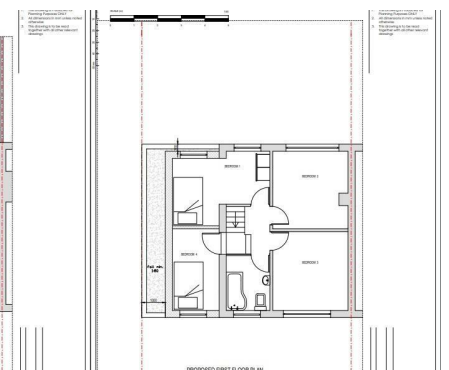
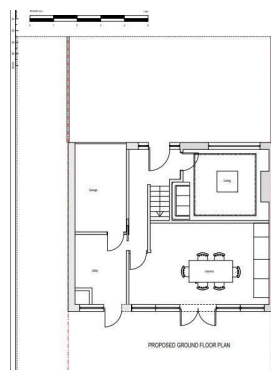
Garage

Single garage with double doors and a further pedestrian door, light and power. (Roof replaced approx 6 years ago)

Planning Permission Granted in Aug 2021
PLAN/2021/0630

Erection of a part two storey, part single storey side extension following demolition of existing garage. For further information please see Woking Planning for all documents, plans and details.







Directions

Head east on Parvis Rd/A245 towards Queens Ave
At the roundabout, take the 3rd exit onto High Rd
At the roundabout, take the 2nd exit onto Rectory Ln
Turn right onto Sanway Rd Turn left to stay on Sanway Rd
Turn right onto Sanway Cl Destination will be on the right.

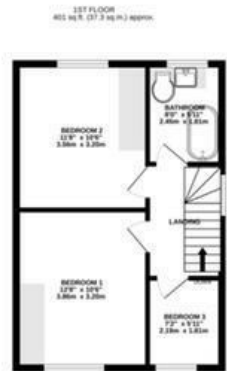
Viewings

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		88
(81-91) B		
(69-80) C	67	
(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	



TOTAL FLOOR AREA: 802 sq ft (74.6 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, it is not intended to be used as a substitute for a professional survey. The dimensions, systems and appliances shown have not been tested and no guarantee is given as to their accuracy or efficiency. See the guide.

