



## 18 Magdalen Close, Byfleet, West Byfleet, KT14 7SS

Price Guide £499,950

- Extended Semi-Detached House
- Three Reception Rooms
- Family Bathroom
- Double Glazed & Gas Central Heating
- Three Bedroom
- Garage
- Cul De Sac Location
- Potential To Add Second Storey Extension S.T.P.P

# 18 Magdalen Close, West Byfleet KT14 7SS

This property offers a large living room with a separate dining room opening up to a sitting room with patio doors offering lovely views of the rear garden.

The kitchen has been updated and extended, the kitchen also offers a door to the rear garden with a sky light making the room light and bright.

Upstairs the property consist of three well proportioned bedrooms, plus a bathroom. The bathroom has a cast iron bath and shower. The landing is also light and bright with access to loft.

The garden is east facing, largely laid to lawn with two patio area's, side access, pathway leading to garage.



Council Tax Band: D



### Introduction

Built in the 1970's, this charming and spacious family home has been extended by its current owner and looked after by the family for many years.

### Front Garden & Driveway

Laid to lawn with climbing bush at the front and water butt. Driveway providing parking for three cars plus one space could be made in the garage for a small car.

### Entrance

Storm porch with pitched roof, UPVC front door with double glazed windows and side panels, side gate to garden.

### Living Room

This amazingly light and bright living room benefits from the vast floor to ceiling double glazed windows with fitted blinds. Central feature gas fireplace with timber mantle piece and stone hearth. Other features include large radiator, carpets, shelving and coving to ceiling.

### Dining Room

This lovely dining room is located adjacent to the kitchen with a serving hatch, offering views of the rear garden through to the extended sitting room. Other benefits include carpets, dado rails, large radiator and coving to ceiling.

### Sitting Room

This relaxing sitting room is part of the extension completed by its current owner with double glazed patio sliding doors providing superb views of the rear garden. Currently utilised for watching TV and enjoying the garden, this room would make an ideal play area for young families or hobby area if a sitting room is not required. Carpets, large radiator, TV point and coving to ceiling.

### Kitchen

Extended Kitchen with added sky light and double glazed back door keeps this larger than average kitchen light and bright. Ample worktops with inset 1 and 1/4 drainer sink unit with chrome mixer tap, base and eye level cupboards. Free standing appliances including gas hob with electric oven and grill, dishwasher and tall fridge/freezer. Other features include tiled floor, radiator and internal single glazed paneled door.

### Utility

Opening from the kitchen and part of the under stairs is this great space for a free standing washing machine and excellent storage with cupboard and shelving. Also housing the gas & electric meters along with the fuse box which would require updating.

### Stairs to landing

Large landing with loft hatch.

### Master Bedroom

Well appointed master with two sets of double glazed windows providing double aspect. Built in wardrobes, carpets, radiator, panelled door and coving to ceiling.

### Bedroom Two

Double bedroom currently with single bed, bedside tables and free standing chest of drawers. Large built in wardrobes, double glazed windows providing superb views of rear garden. Other features include radiator, coving to ceiling and panelled door.

### Bedroom Three

Large single bedroom with built in wardrobes, chest of drawers, radiator, double glazed windows, panelled door, and coving to ceiling.

### Bathroom

Well presented bathroom with large panel enclosed bath with mixer tap and shower attachment. Low level toilet, basin, radiator, towel rail and obscured double glazed window.

### Rear Garden

Large garden mostly laid to lawn with two patio areas, raised flower bed, side access and access to garage.

### Garage

Re-built and moved by its current owner bringing it in line with the property making the rear garden larger. This garage also doubles up as a workshop with light and power and up and over door.

### Potential To Extend

Ample opportunities to extend to side and rear s.t.p.p. The existing extension at the rear was built with footings for a double storey extension according to the vendor. You could also extend where the garage is with a double storey extension also s.t.p.p.

### End Of Chain

The current owner will not be purchasing and this could be a quick sale subject to any buyers current position.







## Directions

Parvis Road, Byfleet. Head east on Parvis Rd/A245 towards Queens Ave Go through 1 roundabout (0.4 mi) Continue on Oyster Lane. Take High Road, Church Road and Godley Road to Magdalen Close (1.0 mi) Magdalen Close Byfleet.

## Viewings

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

## EPC Rating:

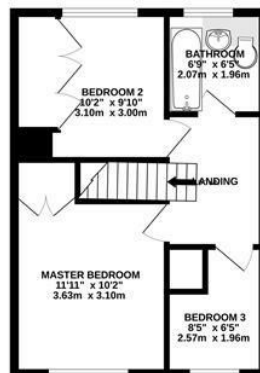
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 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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