Wingate & Withers
ESTATE AGENTS









46 Hart Road, Byfleet, Surrey, KT14 7NH

Price Guide £420,000

- Two double bedroom house
- Original fireplace
- Double glazing
- End of chain
- Larger than average garden
- Gas central heating
- Off street parking

68 High Road, Byfleet, West Byfleet, Surrey, KT14 7QL
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46 Hart Road, Byfleet KT14 7NH

A charming two double bedroom terraced house located in the popular location of Hart road in Byfleet Village.

The current vendor has maintained some of the property's original features as well as modernising.

This larger than average two bedroom property offers great potential and boasts a 40m in length large rear garden.

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Council Tax Band: C







INTRODUCTION
Fantastic location for shops, buses and train links to London and Waterloo via Byfleet and New Haw Station. Byfleet Village is a family friendly community that offers beautiful rural walks along the River Wey nearby and the Basingstoke Canal.Boatings clubs and Horse riding lessons are in the village. Perfect village for families along with great schools of all years. St Marys primary school is a short distance away and Byfleet Primary School are within easy reach, secondary schools are nearby.

DRIVEWAY
Off street parking for two cars with pebbles and footpath to the front door and porch.

PORCH
UPVC front door to the porch with double glazed panels and further UPVC front door to this lovely family home.

LOUNGE
Light and bright lounge with south facing double glazed window overlooking the entrance, fantastic original working open fireplace with tiled hearth and dark oak mantlepiece, radiator, central ceiling light, carpet and door leading to the kitchen.

KITCHEN
Light grey kitchen with a vast amount of matching eye and base level cupboards with a generous amount of oak effect laminate worktops and tiled splashback. Space for; tall fridge/freezer, cooker, washing machine and dishwasher. Worcester boiler discreetly positioned behind a matching cupboard, laminate flooring, track light, stainless steel sink and drainer situated below a double glazed window looking into the conservatory. Floor to ceiling built in storage cupboard housing the gas meter and further door leading to the conservatory.

CONSERVATORY
Spacious conservatory with ample space for a dining table and chairs, can be used all year round with electric panel heater, wall lights, laminate flooring, part double glazed walls with two patio doors leading out onto the garden.

STAIRS AND HALLWAY
Carpeted hallway with radiator and luxury carpet for stairs and landing. Solid wood doors leading the bedrooms and bathroom. Loft hatch with ladder to an extremely well insulated and part boarded loft.

MASTER BEDROOM
Light and bright South facing double glazed window with a further single window overlooking the front entrance. Generous size master bedroom with an over the stairs built in cupboard, carpet, central ceiling light, radiator and ample space for a king size bed and bedside cabinets.

SECOND BEDROOM
Fantastic size second bedroom that would easily accommodate and king size bed and further bedroom furniture, situated at the rear of the property this double room benefits from a large double glazed window overlooking the 40 meters long garden. Carpet, radiator and central ceiling light.

LOFT
Fully boarded and insulated loft space ideal for storage.

GARDEN
40 meters long garden that has established flower beds consisting of lavender, wisteria, laurel and many more plants and shrubs. Patio area and lawn with footpath leading to the outbuilding which is suitable for an office, store room or gym.







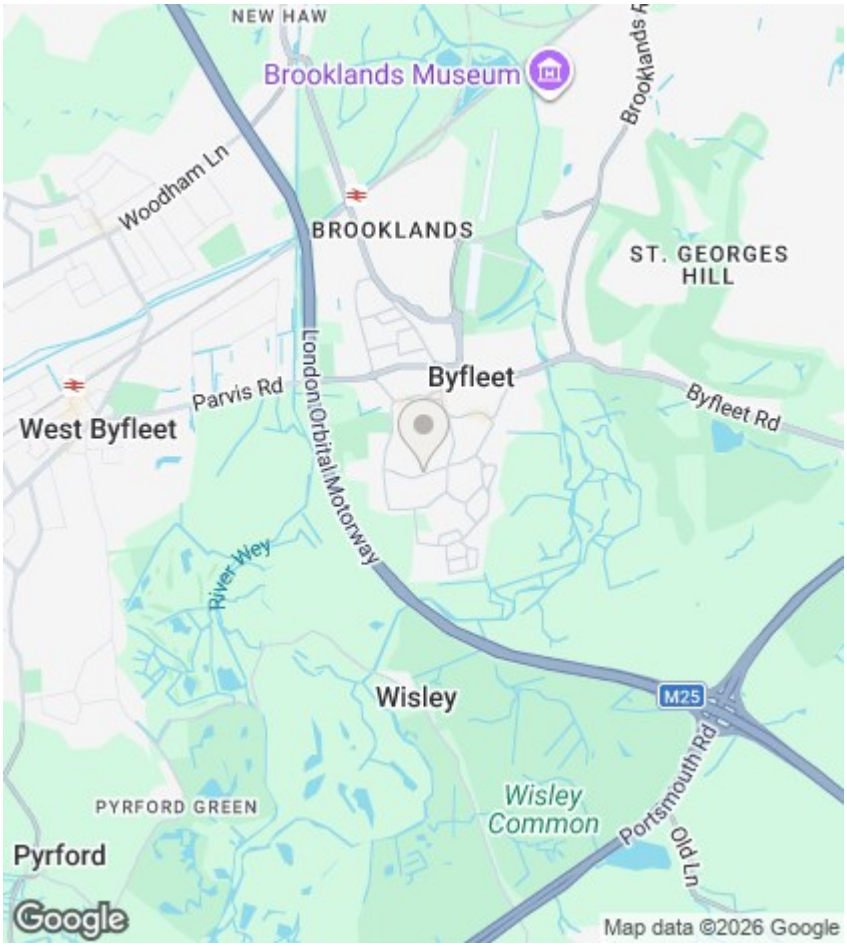












Directions

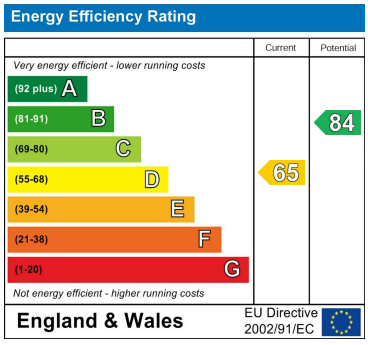
NCP Byfleet & New Haw Station Head east on Byfleet Rd towards A318 Turn right onto Byfleet Rd/A318 Continue to follow A318 At the roundabout, take the 2nd exit onto Barnes Wallis Dr/A318 At the roundabout, take the 3rd exit onto Sopwith Dr/A318 At the roundabout, take the 2nd exit onto Parvis Rd/A245 Slight left towards Oyster Ln Turn left onto Oyster Ln At the roundabout, take the 1st exit onto High Rd Turn right onto Brewery Ln Turn right onto Hart Rd

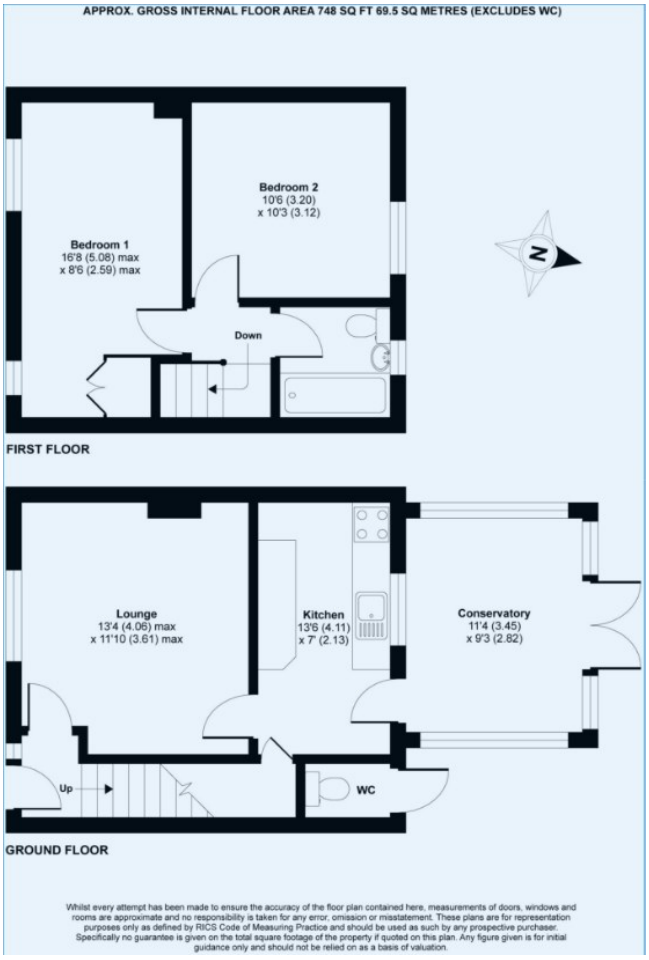
Viewings

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

EPC Rating:

D





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