

38 Royston Road, Byfleet, KT14 7PD

Price Guide £325,000

- Two double bedroom first floor maisonette
- Gas central heating
- South facing garden
- In the heart of Byfleet Village

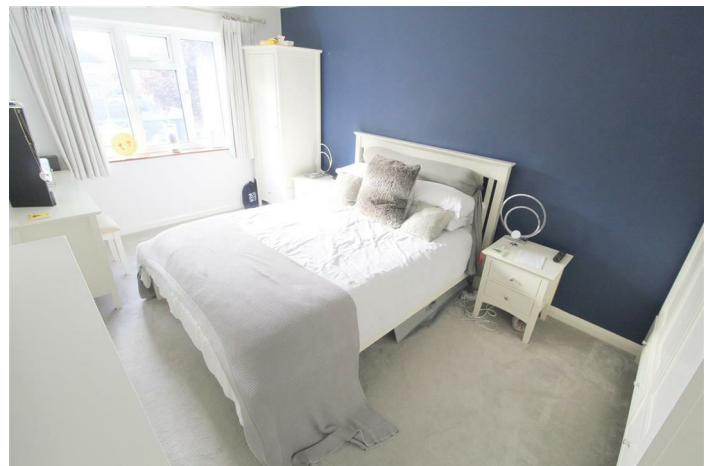
## 38 Royston Road, Byfleet KT14 7PD

A charming maisonette that offers a delightful living experience. This lovely property boasts two spacious double bedrooms, perfect for a small family or those in need of a guest room or home office.

Situated on the first floor, this maisonette enjoys a bright and airy feel, with plenty of natural light streaming in through the windows. The south-facing garden is a real gem, providing a tranquil outdoor space where you can relax and unwind after a long day.



Council Tax Band: C



### Front entrance

Footpath leading to the wooden front door and entrance hall with wood floor, radiator, central ceiling light, double glazed window and carpeted staircase leading to the first floor landing with white wood door.

### First floor landing

Spacious landing with double glazed side aspect window, ample space for a desk, carpet, radiator, loft access, built in cupboard housing the electric meter and shelves. Doors leading to both bedrooms, bathroom and kitchen.

### Lounge

Spacious lounge situated at the front of the property with brick fireplace, carpet, down lights, radiator and ample space for a sofa and dining table with chairs.

### Kitchen

Well designed kitchen with a vast amount of cream eye and base level cupboards and wood effect formica worktop. Four burner induction hob, extractor fan, electric oven and space for tall fridge/freezer, washing machine and slimline dishwasher. White sink and drainer situated below a double glazed window overlooking the rear garden, down lights, part tiled splash back and Valliant combi boiler (less than a year old).

### Master bedroom

Larger than average master bedroom situated at the rear of the property with double glazed window, down lights, carpet and ample space for a superking bed, wardrobes and further drawers.

### Bedroom two

Double bedroom with carpet, radiator, down lights and double glazed window.

### Bathroom

Contemporary bathroom with a tiled panel bath, shower screen, thermostatic shower, dual aspect double glazed windows with obscured glass, low level toilet and hand basin built into a vanity unit with drawers. Radiator, vinyl wood effect floor, part tiled walls, chrome heated towel rail and mirror vanity cupboard with light.

### Garden

Secure gate leading to the South facing garden which is mostly laid to lawn with mature shrubs and flower beds. Corner decking area, outside storage cupboard with power and space for a tumble dryer.







## Directions

Parvis Rd Head east on Parvis Rd/A245 towards Queens Ave At the roundabout, take the 3rd exit onto High Rd Turn left onto Royston Rd Royston Rd, Byfleet

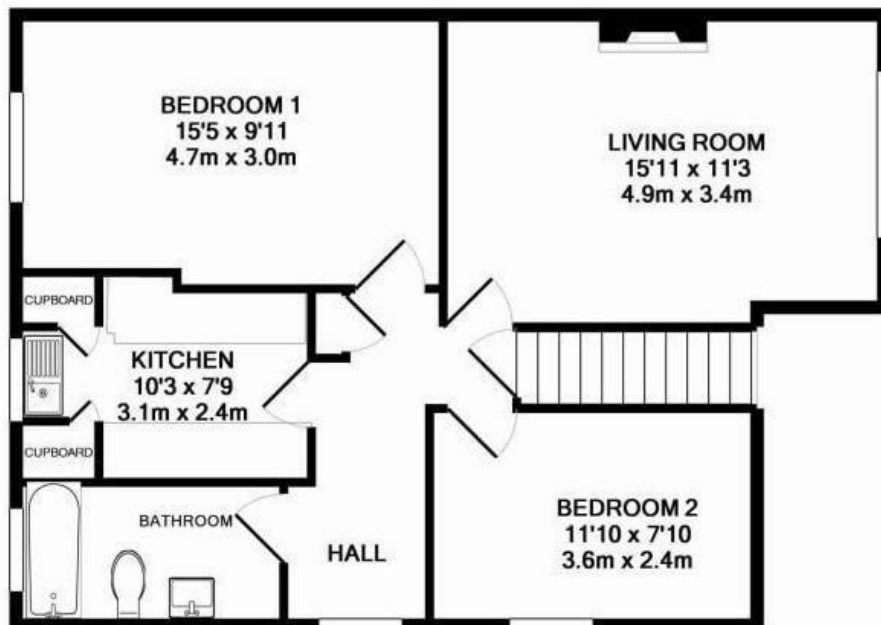
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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 APPROX. FLOOR AREA 639 SQ.FT. (59.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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