



7 Dawson Road, Byfleet, Surrey, KT14 7JD

Price Guide £425,000

- Three bedroom family home
- Garage
- Shower room
- Two reception rooms
- Private garden
- Potential to update & extend

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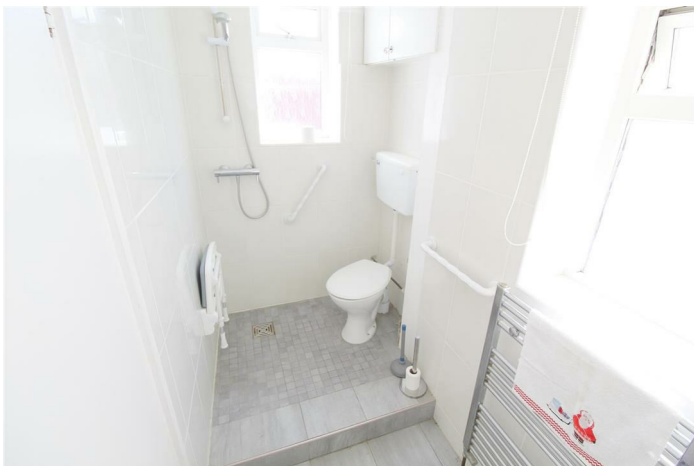
Welcome to this charming property located on Dawson Road in the sought-after area of Byfleet,. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

In need of modernisation, this property presents an exciting opportunity for those looking to add their personal touch and create a space that truly reflects their style and preferences. Whether you are a first-time buyer with a vision or an investor seeking a project, this house has the potential to become a stunning residence in a desirable location.

Don't miss out on the chance to own a property in this thriving neighbourhood. Contact us today to arrange a viewing and envision the possibilities that this house on Dawson Road holds for you.



Council Tax Band: C



Front garden

Large flower bed set behind a brick wall, shared driveway to garage, footpath to storm porch and brown UPVC front door.

Hallway

Carpeted hallway with updated RCD fuse box and door leading to the lounge.

Lounge

Spacious lounge with central ceiling light, laminate floor, radiator, double glazed window, feature tongue and groove wall, further double glazed side aspect window and wood door with glass panels leading to kitchen and dining room.

Kitchen

Vast amount of wood eye and base level cupboards, formica work top, built in double oven, electric hob, extractor, washing machine and tall fridge freezer. Stainless steel sink and drainer with alcove leading to dining room. Central ceiling light, under counter boiler, tiled floor and door leading to wetroom.

Wetroom

Thermostatic shower, white low level toilet, tiled enclosure, built in cupboard, dual aspect windows with obscured glass, chrome heated towel rail, hand basin built into a cupboard, further mirror cupboard, and central ceiling light.

Dining room

Single storey extension to create a dining room that is light and bright with dual aspect large double glazed windows, radiator, tiled floor and door leading to the garden.

Stairs and landing

Carpeted staircase leading to the first floor and landing, side aspect double glazed window, smoke alarm and doors leading to the bedrooms.

Bedroom three

Double bedroom with a wall of built in wardrobes, central ceiling light, carpet, radiator, side aspect double glazed window and loft hatch.

Bedroom two

Similar size to bedroom three with a built in cupboard housing the water tank, central ceiling light, double glazed window and radiator.

Master bedroom

Generous size master bedroom with double built in wardrobes, further cupboards, radiator, central ceiling light, carpet and front aspect double glazed window.

Garden

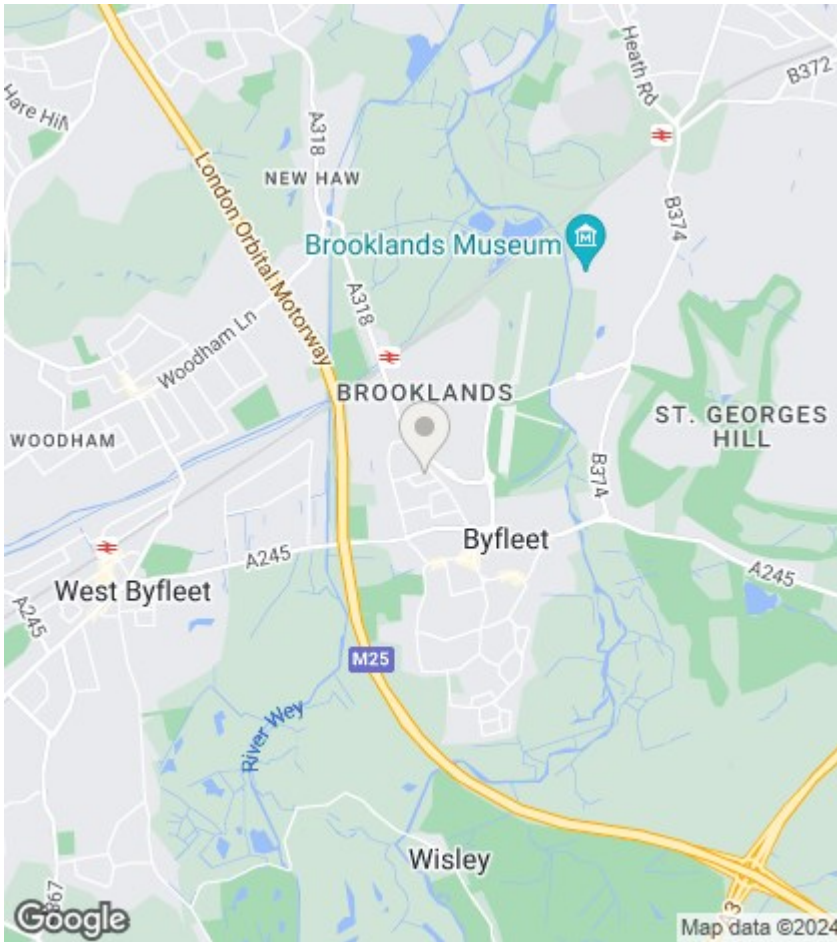
Accessed via the dining room with a crazy paved patio area, footpath leading to the rear garden offering a greenhouse, shed with light and garage.

Garage

Single garage with up and over door, light and power.







Directions

Head east on Parvis Road/A245 towards Queens Avenue. Go through 1 roundabout. At the roundabout, take the 1st exit onto Oyster Lane. Turn left onto Dawson Road. Destination will be on the left.

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 78.0 sq. metres (839.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or 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 an prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee. Plan produced using PlanUp.