



29 Godley Road, Byfleet, KT14 7EP

Price Guide £515,000

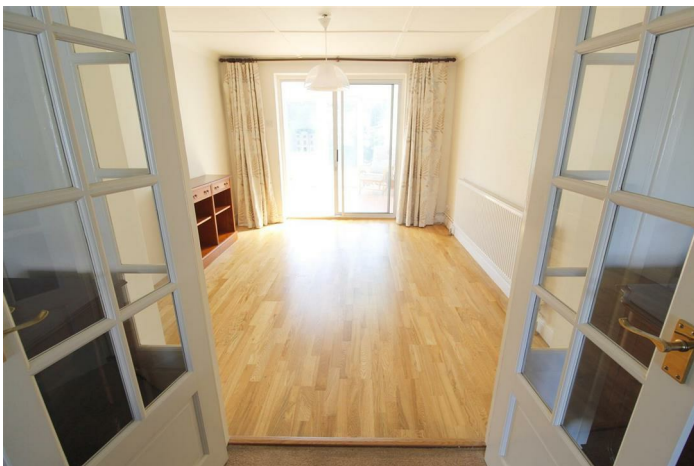
- Extended Family Home
- Two Bathrooms (including ground floor Wetroom)
- Large Kitchen
- Conservatory
- Three Bedrooms
- Three Reception rooms
- Garage & Driveway
- End of chain

29 Godley Road, Byfleet KT14 7EP

Deceptively spacious three bedroom, two bathroom semi-detached family home consisting of conservatory, large lounge, office, kitchen and generous size garden. Potential to extend STPP. Situated in a popular residential road with A3 and M25 close by. Great schools for all ages, shops and restaurants.



Council Tax Band: E



Driveway

Off street parking for two cars, up and over garage, step to the porch, external light and white UPVC front door with obscured glass.

Hallway

Spacious hallway with obscured double glazed side panel window, laminate floor and radiator with cover. Wall lights, understairs storage cupboard housing the gas meter and doors leading to office and lounge.

Lounge

Light and bright lounge with a large double glazed window overlooking the front garden, brick fireplace, radiator, ceiling light, carpet and doors with glass panels to the dining room.

Dining room

Generous size dining room with laminate flooring, radiator, ceiling light, archway to the kitchen and patio doors to the conservatory.

Conservatory

Beautiful conservatory with two double doors leading to the garden, tiled floor, radiator and ceiling light with fan.

Kitchen

Well designed kitchen with a vast amount of cream eye and base level cupboards with formica worktop and tiled splash back. Eye level electric double oven, ceramic hob, extractor fan and space for washing machine, dishwasher and undercounter fridge. Tiled floor, two ceiling strip lights, white UPVC door with obscured glass and stainless steel sink and drainer situated below the double glazed window overlooking the rear garden.

White wood door leading to a walk in larder (previously used as a downstairs cloakroom) with shelves, tiled floor, light and double glazed window.

Office

Leading off the kitchen with a white sliding door, this generous size office offers ample space for desks and chairs. Wall lights, carpet and radiator. White wood door leading to the downstairs shower room.

Downstairs shower room

Large low level shower tray with electric Triton shower, low level toilet, basin on a pedestal, mirror cabinet, ceiling light, radiator and vinyl flooring.

Stairs and landing

Carpeted staircase leading to the first floor benefiting from a double glazed window with side aspect, ceiling light, access to the loft and white wood doors leading to the bedrooms and bathroom.

Master bedroom

Generous size master bedroom with a large double glazed window overlooking the front garden, built in up and over wardrobes, radiator, carpet and wall lights.

Bedroom two

Double bedroom situated at the rear of the property with built in cupboards housing the water tank, carpet, ceiling light, radiator and double glazed window.

Bedroom three

Single bedroom situated at the front of the property with a double glazed window, carpet, radiator, built in cupboard and ceiling light.

Bathroom

Grey bathroom suite comprising of a panel bath, electric shower, shower screen, low level toilet and hand basin on a pedestal. Double glazed window with obscured glass, floor to ceiling tiles, chrome heated towel rail, ceiling light and vinyl flooring.

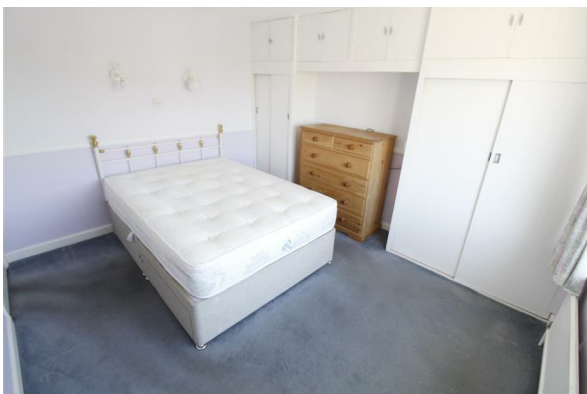
Garden

Sunny East facing rear garden mostly laid to lawn with patio area, outside tap, pond and raised decking area. Side access footpath leading to the garage.

Garage

Extended garage with up and over door, ample space to park a car and further storage, Ideal boiler, fuse box, light and power. Access to rear garden.







Directions

Head east on Parvis Rd/A245 towards Queens Ave
 Go through 1 roundabout At the roundabout, take the 3rd exit onto Oyster Ln At the roundabout, take the 1st exit onto High Rd Turn right onto Brewery Ln Turn left onto Church Rd Turn right onto Godley Rd

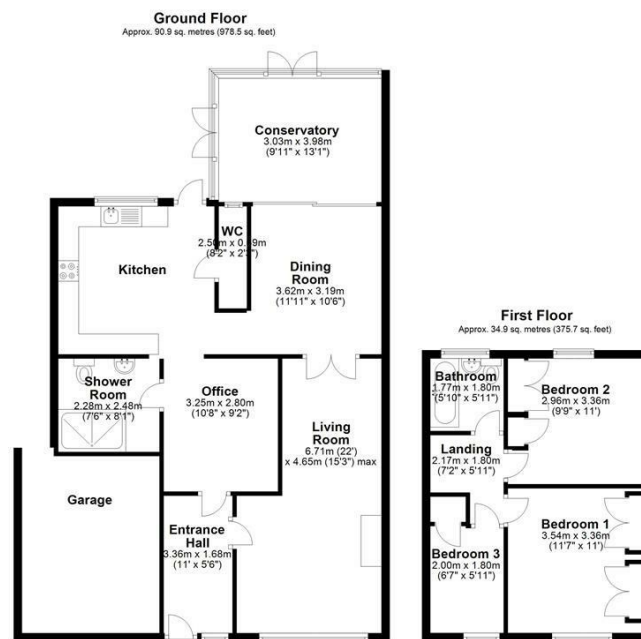
Viewings

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			85
(69-80) C		72	
(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 area: approx. 125.8 sq. metres (1354.2 sq. feet)

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 an prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee. Plan produced using PlanUp.