



12 Lake Close, Byfleet, Surrey, KT14 7AE

Price Guide £685,000

- Four / Five Bedroom Detached Family Home
- Two Bathrooms
- Large West Facing Garden
- Driveway For Three Cars
- Three / Four Reception Rooms
- Kitchen / Breakfast Room
- Cul De Sac Location
- Planning permission for ground floor extension PLAN/2004/1394

# 12 Lake Close, Byfleet KT14 7AE

Located in a quiet and tranquil Cul-de-sac of Lake Close, Byfleet, is this charming detached family house providing over 1400sq ft of accommodation.

One of the standout features of this property is the expansive west-facing garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the evening sun.

This family house boasts four well-proportioned bedrooms, two bathrooms offering flexible living with one on each floor and a large kitchen diner.

Parking is also a significant advantage, with space available for up to two to three vehicles.

Located in the heart of Byfleet village, this home is just a stone's throw away from local shops and essential amenities. Additionally, the proximity to commuter links and a mainline station makes it an excellent choice for commuters and families alike.



Council Tax Band: E



### Driveway

Block paved driveway offering parking for two to three cars, side gate to garden, porch with light leading to the front door.

### Hallway

Light and bright hallway with carpet, Victorian style roll top radiator, central ceiling light, understairs storage cupboard, doors leading to the bedroom, kitchen and lounge.

### Lounge

Fantastic size lounge with ample space for a large dining table, carpet, an abundance of natural light with triple aspect double glazed windows and a sliding patio door to the garden. Vertical radiators, brick fireplace and surround with gas effect fire.

### Bedroom five

Situated at the rear of the property, this lovely double bedroom offers a sky light, carpet and central ceiling light.

### Kitchen

Well designed kitchen with a vast amount of eye and base level cupboards and a generous amount of work top. Induction four burner hob. extractor fan, electric oven and space for washing machine, dishwasher and tall fridge freezer. Double glazed window situated above the sink and drainer with a telescopic tap, Valliant boiler, granite moonstone sparkle floor, track lighting and UPVC side aspect door leading to the garden.

### Bedroom four

Double bedroom with carpet, downlights, radiator and double glazed windows overlooking the entrance.

### Downstairs shower room

Spacious shower room benefitting from a tiled shower enclosure with monsoon shower head, low level toilet, floating hand basin and tiled walls. This impressive shower room offers a large sky light, chrome towel rail, down lights, extractor fan and this light and bright shower room is tiled from floor to ceiling.

### Staircase

Carpeted staircase to the first floor and landing. Side aspect double glazed window with obscured glass and doors leading to the bedrooms and bathroom.

### Master bedroom

Full width built in wardrobes, double glazed window overlooking the entrance, carpet, radiator and central ceiling light.

### Bedroom two

Double bedroom with carpet, radiator, central ceiling light and double glazed window with views of the garden

### Bedroom three

Single bedroom with double glazed window, central ceiling light, carpet and radiator.

### Bathroom

White bathroom suite comprising of a "P" shape bath, low level toilet, hand basin built into a vanity unit, laminate flooring, bathroom light, double glazed window with obscured glass, mirrored cabinet and floor to ceiling tiles.

### Garden

Larger than average, well designed corner plot garden offering a private and tranquil surrounding. Established trees and bushes with seasonal flower beds. Large outbuilding/shed suitable for storage or converting to outside office, exterior light, tap and side gate to the front.

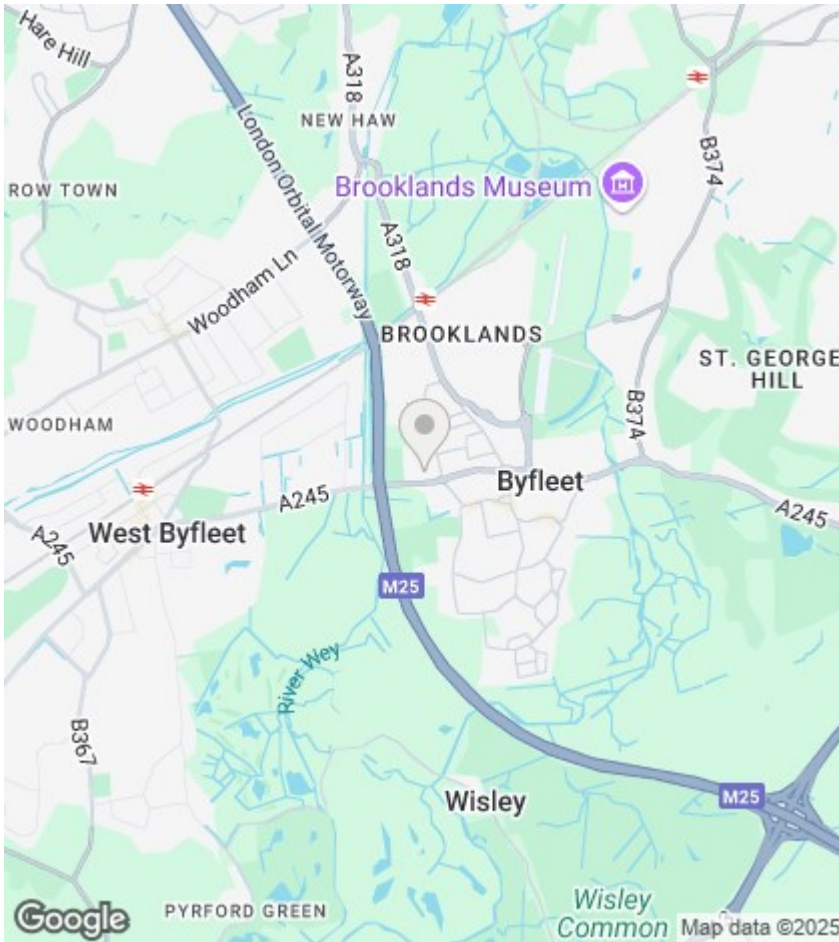
### Planning permission - PLAN/2004/1394

This planning permission granted in 2005 has partly been completed on the ground floor. The remaining part is for an L shaped extension to the right of the property. The extension would start from the kitchen, continue past the lounge and wrap around the garden room. The plans can be viewed on [Woking.gov.uk](http://Woking.gov.uk).

N.B Although this planning permission has been implemented, please check with a planning officer to ensure it has not expired prior to making any formal offer.







## Directions

From West Byfleet Head east Turn left towards Parvis Rd/A245 Turn right onto Parvis Rd/A245 Parvis Rd

## Viewings

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

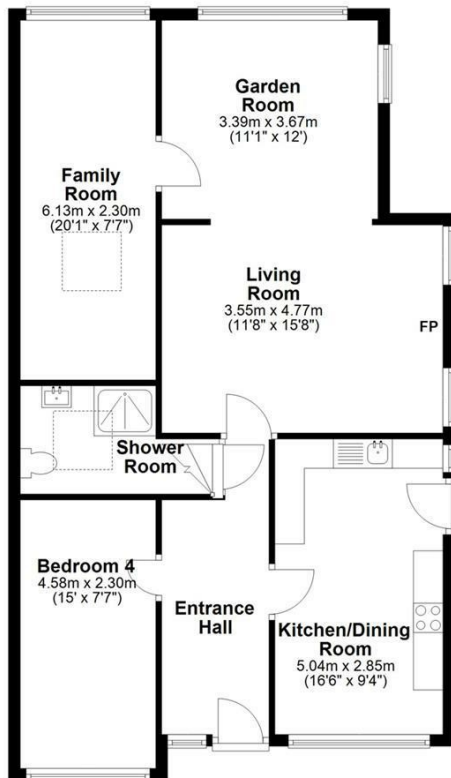
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>78</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

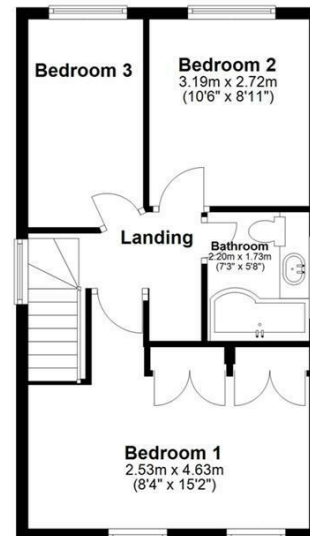
### Ground Floor

Approx. 90.0 sq. metres (968.4 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



Total area: approx. 131.0 sq. metres (1409.6 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.

Plan produced using PlanUp.