



39 High Road, Byfleet, Surrey, KT14 7QN

Price Guide £369,950

- Superbly designed to create a three double bedroom maisonette
- Two bathrooms
- Gas central heating
- Large enclosed private garden

# 39 High Road, KT14 7QN

Welcome to this charming property located on High Road in the picturesque area of Byfleet. This delightful house boasts a spacious reception room, perfect for entertaining guests or relaxing with your family.

The first floor location provides a sense of privacy and tranquility, ideal for unwinding after a long day.

One of the highlights of this property is the en-suite bathroom, providing convenience and luxury. Additionally, there is a well-appointed family bathroom.

Step outside into the large garden, a green oasis where you can enjoy the fresh air, host summer barbecues, or simply bask in the sunshine. The garden offers endless possibilities for outdoor activities and gardening enthusiasts.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property. Contact us today to arrange a viewing and experience the charm of High Road living in Byfleet.



Council Tax Band: C



### Entrance

Footpath leading to the large enclosed garden and composite sage front door.

### Hallway

Superbly redesigned to create a utility area with space for a washing machine and separate tumble dryer. Coat hooks, central ceiling light, laminate floor, radiator with cover and carpeted staircase to the first floor and landing.

### Landing

Light and bright landing with double glazed side aspect window, full height storage cupboard with shelves and doors leading the kitchen, bedrooms and lounge. Further staircase to the master bedroom and en-suite.

### Lounge

Generous size lounge with ample space to be versatile with your furniture. easily accommodation a large sofa and dining table. Large double glazed window overlooking the entrance, radiator, downlights and carpet.

### Kitchen

Well designed kitchen with a vast amount of eye and base level cupboards, formica worktop creating a breakfast bar, space for dishwasher, integrated fridge freezer, gas hob, extractor fan, electric oven, larder cupboard housing the Worcester Combi boiler, Stainless steel sink with waste disposal unit and chrome filter tap situated below a double glazed window, tiled splash back and track light.

### Bedroom two

Situated at the rear of the property this lovely double bedroom was previously the master benefiting from a large double glazed window, radiator, carpet and track light.

### Bedroom three

Double bedroom with a large double glazed window overlooking the entrance. Carpet, radiator and central ceiling light.

### Bathroom

Well presented bathroom with a matching white panel bath and thermostatic shower, sink, hand basin on a pedestal, tiled floor, central ceiling light, double glazed window with obscured glass and chrome heated towel rail.

### Toilet

Separate toilet with double glazed window and obscured glass, tiled floor, central ceiling light, low level white toilet and corner hand basin.

### Master bedroom

Wood door leading to the master double bedroom with a luxury walk in dressing room with light, deceptively spacious eaves storage. Double glazed window, carpet, radiator, central ceiling light and door leading to en-suite.

### En-suite

Well designed en-suite with tiled shower enclosure, monsoon shower head with additional hose to the thermostatic shower, hand basin built in to a vanity unit, low level toilet, chrome heated towel rail and tiled floor.

### Garden

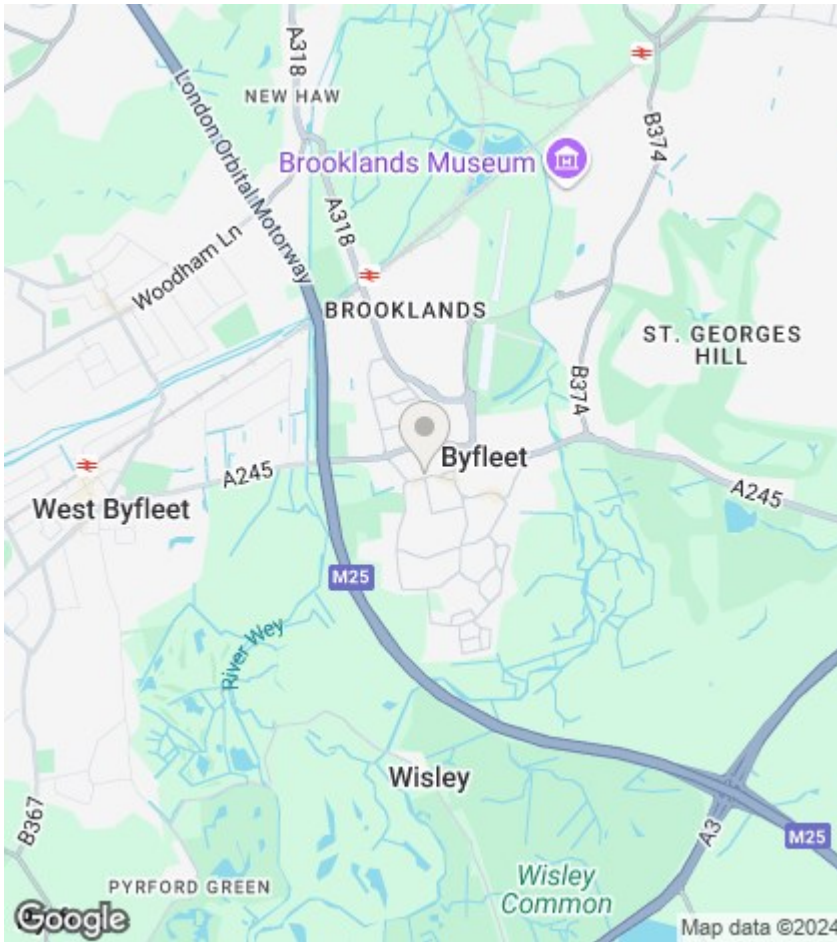
Larger than average private and secluded south facing garden with established trees and shrubs surrounding the perimeter, raised decking area, shed for storage and mostly laid to lawn.

### Garage

Up and over door to the garage in a nearby block.







## Directions

Parvis Road. Head east on Parvis Road/A245 towards Queens Avenue. At the roundabout, take the 3rd exit onto High Road. At the roundabout, take the 1st exit and stay on High Road.

## Viewings

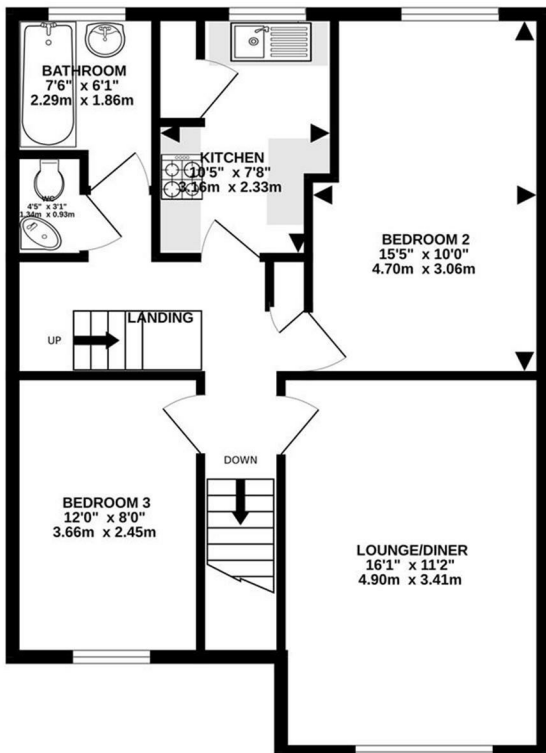
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

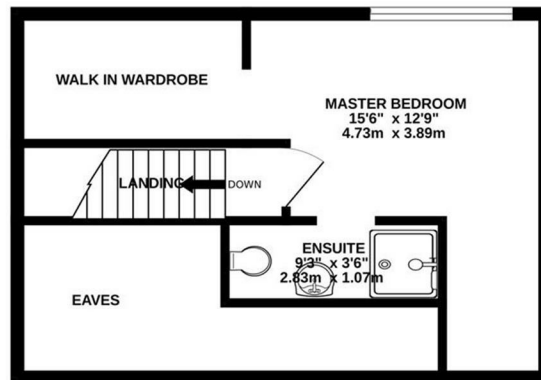
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FIRST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



2ND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

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 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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