



**4 Green Lane Close, Byfleet, Surrey, KT14 7DL**

**Price Guide £564,000**

- Light and bright three/four bedroom family home
- Well maintained rear garden
- End of terrace
- No onward chain

# 4 Green Lane Close, Byfleet KT14 7DL

This delightful end terrace house offers a perfect blend of comfort and modern living. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

Natural light floods the interiors, creating a warm and inviting atmosphere throughout. Additionally, the property includes a versatile study that can easily serve as a fourth bedroom.

Step outside to discover a well-maintained rear garden, ideal for outdoor gatherings, gardening enthusiasts, or simply enjoying a quiet moment in nature. This outdoor space enhances the overall appeal of the home, providing a perfect retreat from the hustle and bustle of daily life.

In summary, this end terrace house in Byfleet is a wonderful opportunity for those seeking a light-filled, spacious home with a lovely garden. Its thoughtful layout and prime location make it an ideal choice for families or anyone looking to enjoy a comfortable lifestyle in a friendly community.



Council Tax Band: E



### **Front driveway**

Block paved drive way offering off street parking for up to three cars. Established flower beds, outside tap, covered store area and white UPVC door leading to the hallway.

### **Hallway**

Carpeted hallway, radiator, ceiling light, under stairs storage cupboard and doors leading to cloakroom, study and lounge.

### **Cloakroom**

Low level toilet, hand basin, central ceiling light, double glazed window with obscured glass, part tiled walls, carpet and radiator.

### **Office/Bedroom four**

Ample space to create a fourth bedroom or spacious office. Large double glazed window overlooking the front entrance, carpet, radiator and ceiling light.

### **Kitchen**

Well designed kitchen with a vast amount of matching eye and base level cupboards, formica worktop and tiled splashback. Space for; under counter freezer, dishwasher, washing machine, four burner cooker, extractor fan and tall fridge. Double glazed window overlooking the front entrance, stainless steel sink and drainer, down lights, tiled floor and hatchway with sliding glass doors to the lounge.

### **Lounge**

Spacious lounge with neutral carpet, two ceiling lights, radiator, fire place and two archways to the dining area.

### **Dining area**

Light and bright dining area benefitting from two large patio sliding doors and further side aspect double glazed window. Carpet, two ceiling lights and radiator.

### **Stairs and landing**

Carpeted staircase leading to the first floor and landing with a double glazed side aspect window, loft hatch, ceiling light, built in cupboard housing the Worcester boiler and doors leading to the bedrooms and bathroom.

### **Master bedroom**

Situated at the rear of the property, this large double

bedroom offers two built in wardrobes, corner vanity unit, carpet, central ceiling light and double glazed window overlooking the rear garden.

### **Bedroom two**

Generous size double bedroom with up and over built in wardrobes, vanity unit with drawers, central ceiling light, radiator and double glazed window overlooking the garden.

### **Bedroom three**

Situated at the front of the property, this double bedroom offers three built in wardrobes, vanity unit with drawers, radiator, central ceiling light, carpet and double glazed window.

### **Bathroom**

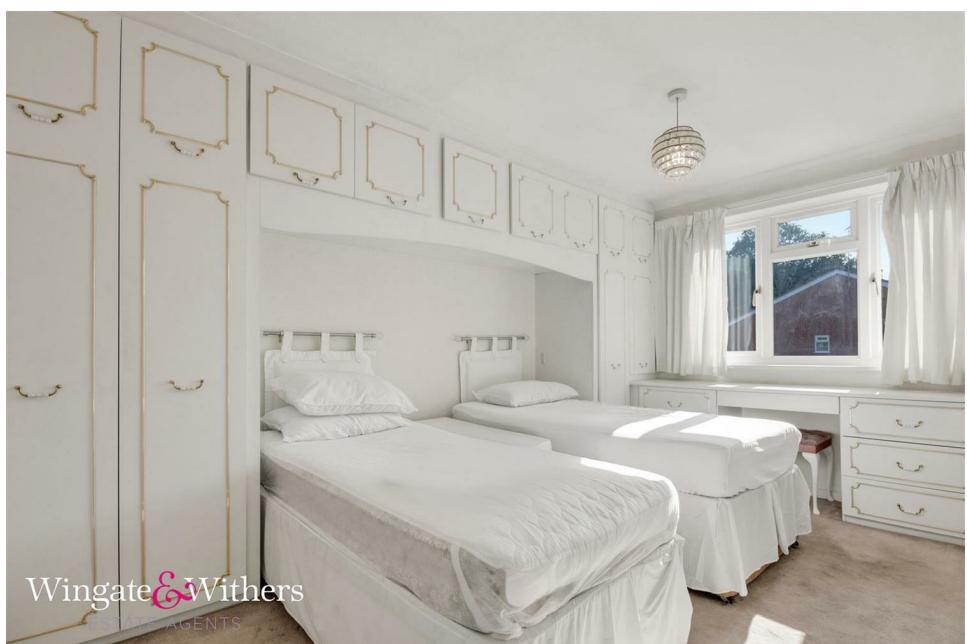
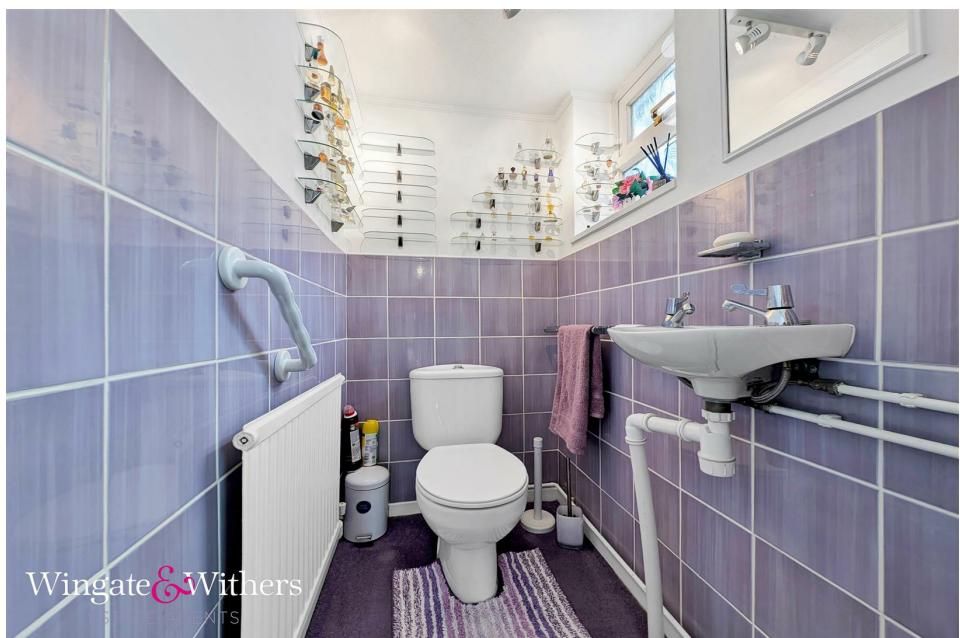
Larger than average bathroom consisting of a corner bath with shower hose, low level toilet, hand basin built into a vanity unit and separate shower cubicle with Grohe power shower. Part tiled walls, vinyl flooring, heated towel rail, two downlights, large mirror, shaving point and two double glazed windows.

### **Garden**

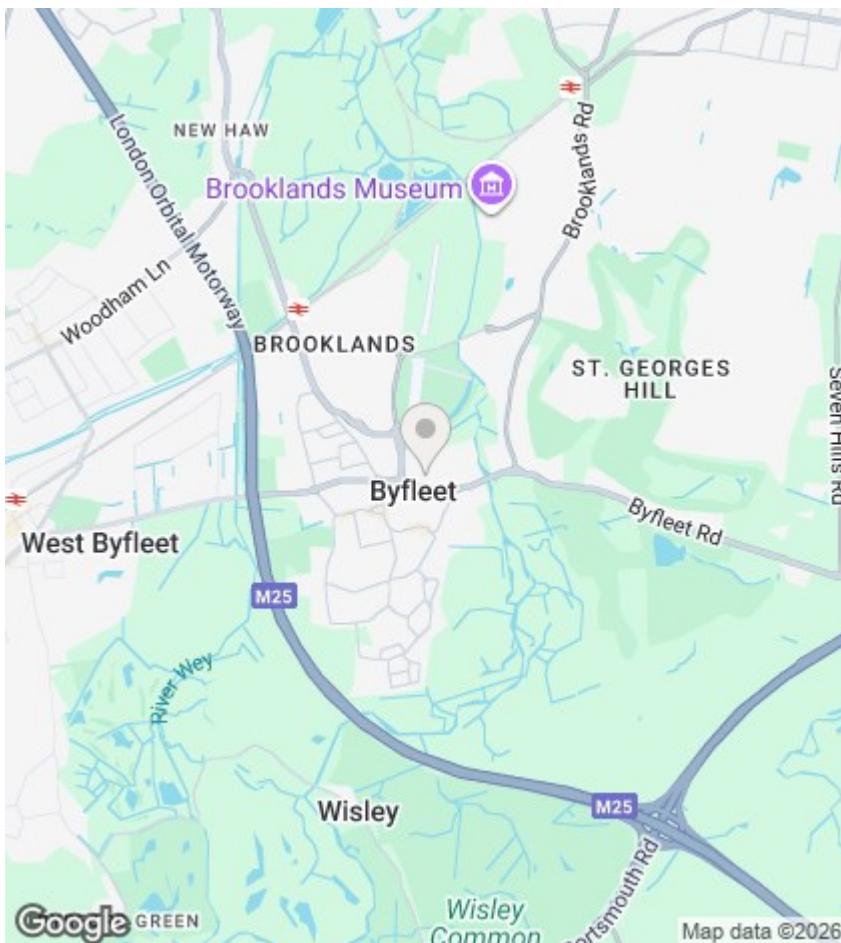
Well maintained large garden mostly laid to lawn with established flower beds, shed for storage, side gate, raised crazy paved patio area and door leading to the workshop.

### **Workshop**

Ideal for an external office/potting area with light and power and circular window.







## Directions

Parvis Rd. Head east on Parvis Rd/A245 towards Queens Ave. Go through 2 roundabouts. At the roundabout, take the 2nd exit and stay on Parvis Rd/A245. Turn left onto Green Ln. Turn left onto Green Ln Cl. Green Ln Cl, Byfleet.

## 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	73
EU Directive 2002/91/EC			

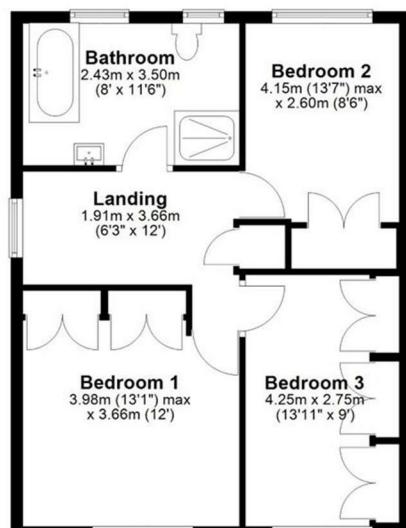
### Ground Floor

Approx. 90.4 sq. metres (972.8 sq. feet)



### First Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



Total area: approx. 144.4 sq. metres (1554.8 sq. feet)