



43 High Road, Byfleet, Surrey, KT14 7QN

Fixed Asking Price £325,000

- Two double bedroom ground floor maisonette
- Long Lease 966
- Large private and enclosed garden
- Light and bright conservatory
- Modern kitchen with breakfast bar
- Excellent commuter links to London A3, M25 and mainline station

# 43 High Road, Byfleet KT14 7QN

NO ONWARD CHAIN

Situated in the heart of Byfleet Village, is this larger than average, delightful ground floor maisonette on High Road, offering a large conservatory with direct access to a private and enclosed rear garden.

Upon entering, you are welcomed into a generous lounge with breakfast bar, open to a modern fitted kitchen, which seamlessly flows into the bright conservatory, creating an inviting space for relaxation or entertaining.

The modern kitchen is equipped with a stylish breakfast bar, making it a wonderful spot for casual dining or morning coffee.

Located in an excellent village setting, this maisonette boasts great commuter links to London, making it an attractive option for those who work in the city but prefer the tranquility of village life.



Council Tax Band: C



### Entrance

Composite front door leading to the spacious hallway with herringbone flooring, large understairs cupboard, further storage cupboard housing the fuse board, downlights and doors leading to all rooms.

### Kitchen

Modern, well designed kitchen with a range of white eye and base level cupboards, formica worktop and tiled splash back. Four burner induction hob, electric oven, extractor fan and space for; washing machine, dishwasher and tall fridge/freezer. Opening to the lounge creating a breakfast bar with space for two stools, sink with telescopic tap situated below a window overlooking the conservatory. Laminate flooring, down lights and tall cupboard housing the water tank and further shelves.

### Lounge

Large lounge with a continuation of the herringbone floor, down lights, electric panel radiator and patio door to the conservatory.

### Conservatory

Unique addition of a conservatory benefitting from laminate flooring, double glazed windows, wall light and patio door leading to the garden.

### Master bedroom

Fantastic size master bedroom with ample space for a King size bed and further wardrobes, herringbone flooring, ceiling light, electric panel radiator and double glazed window.

### Bedroom two

Double bedroom with electric panel radiator, herringbone flooring, ceiling light and a double glazed side aspect window.

### Bathroom

White bathroom suite comprising of a corner bath with chrome mixer taps, hand held hose, additional

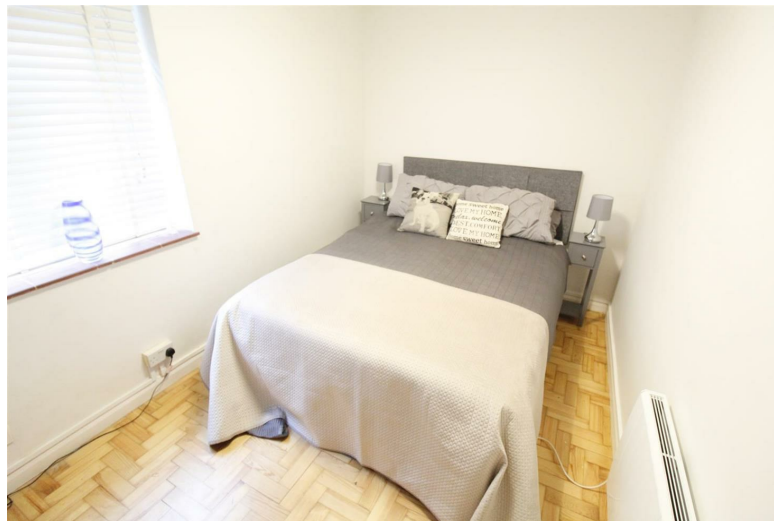
monsoon shower head and hand basin. Part tiled walls, double glazed window with obscured glass, chrome heated towel rail, down lights and tiled floor.

### Toilet

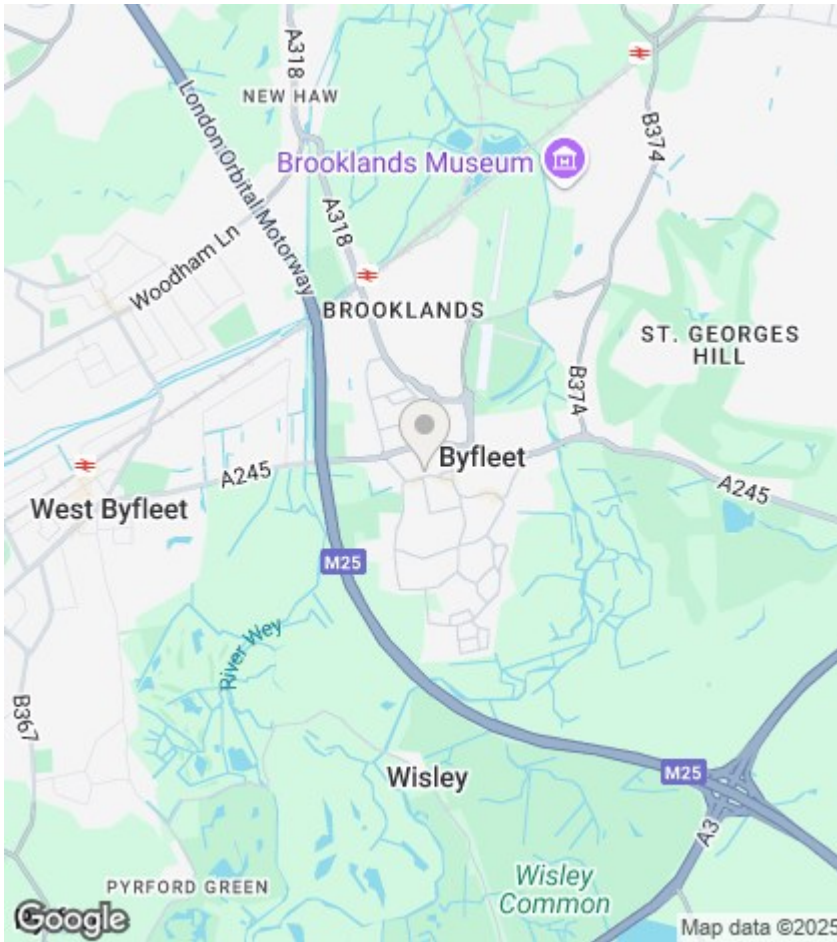
Low level toilet, corner floating hand basin, tiled floor, double glazed window with obscured glass and ceiling light.

### Private Garden

Private and enclosed rear garden with patio area, flower boarder, outside tap, side gate, exterior light and socket.







## Directions

Parvis Road, Byfleet. 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. Destination will be on the left. High Road, Byfleet, West Byfleet, KT14 7QN.

## 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			77
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## High Road, Byfleet

Approximate gross internal floor area 782 sq/ft - 72.6 m/sq

