



## 14 The Cedars, Byfleet, Surrey, KT14 7BP

Price Guide £480,000

- Immaculately presented three bedroom family home
- Conservatory
- Light and bright throughout
- Open plan modern kitchen
- Low maintenance garden
- Gas central heating

# 14 The Cedars, Byfleet KT14 7BP

This immaculately presented three-bedroom family home offers a perfect blend of modern living and comfort. Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the modern open plan kitchen, which is designed to cater to the needs of contemporary family life, making cooking and dining a delightful experience.

Outside, the low maintenance garden is a wonderful feature, allowing you to enjoy outdoor living without the burden of extensive upkeep. This space is perfect for hosting summer barbecues with friends and family.



Council Tax Band: D



### Front garden

Immaculately presented front garden with Astro turf, footpath leading to the UPVC white front door.

### Porch

Double glazed enclosed porch with obscured glass with a welcome mat and double glazed sliding door leading to the lounge.

### Lounge

Light and bright lounge with a full width double glazed window, laminate floor, under stairs cupboard, cream mantelpiece with electric fireplace, central ceiling light, radiator and opening to the dining room/kitchen.

### Dining area

Spacious dining area with radiator, downlights, laminate floor, double glazed patio doors to the conservatory and open plan to the kitchen.

### Kitchen

Impressive, well designed kitchen with a vast amount of matching grey eye and base level cupboards with marble effect worktop creating breakfast bar with a three pendant ceiling light and space for 3 stools. Four burner induction cooker, extractor fan, down lights, porcelain tiled floor, inset stainless steel sink with mixer tap situated below a double glazed window overlooking the conservatory and garden. Double glazed door leading to the utility room.

### Utility room

Accessed via the kitchen or conservatory, this utility room benefits from porcelain tiles, down lights, radiator and space for a tall fridge/freezer and washing machine. Door leading to cloakroom.

### Cloakroom

Contemporary downstairs cloakroom with a white low level toilet, hand basin built into a vanity unit, double glazed window with obscured glass, continuation of the porcelain tiles, downlights and boiler.

### Conservatory

Fantastic size conservatory with exposed brick walls painted white, laminate flooring, wall lights, dual aspect double glazed patio doors and recently upgraded roof.

### Stairs to first floor and landing

White wooden staircase with luxury grey carpet leading to the first floor and landing with loft access,

central ceiling light and doors leading to the bedrooms and bathroom.

### Master bedroom

Generous size master bedroom with a full width double glazed window, central ceiling light, radiator, laminate flooring and built in cupboards housing the water tank.

### Bedroom two

Double bedroom situated at the front of the property with a built in cupboard, radiator, laminate flooring and double glazed window with fitted shutter blinds.

### Bedroom three

Neutrally decorated third bedroom with luxury carpet, central ceiling light, radiator, double glazed window with fitted shutter blinds and built in cupboard over the stairs.

### Bathroom

Modern bathroom with marble effect floor to ceiling tiles, large shower enclosure with Aqualisa shower, low level toilet and hand basin built into a vanity unit. Double glazed window with obscured glass, chrome heated towel rail and tiled floor.

### Garden

Low maintenance rear garden with large sandstone patio area, Astro Turf and raised decking. Two large sheds, rear gate and outside tap.





Wingate & Withers



Wingate & Withers  
ESTATE AGENTS



Wingate & Withers



Wingate & Withers  
ESTATE AGENTS



Wingate & Withers  
ESTATE AGENTS



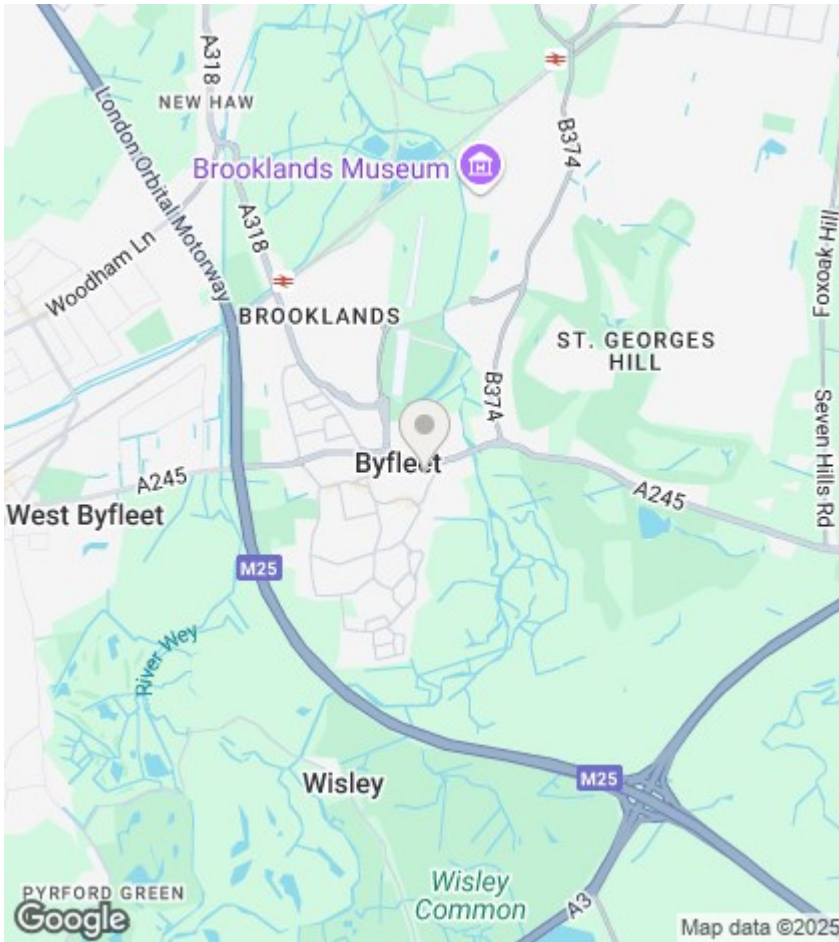
Wingate & Withers



Wingate & Withers



Wingate & Withers



## Directions

Parvis Rd. 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. At the roundabout, take the 1st exit and stay on High Rd. Turn left onto The Cedars.

## Viewings

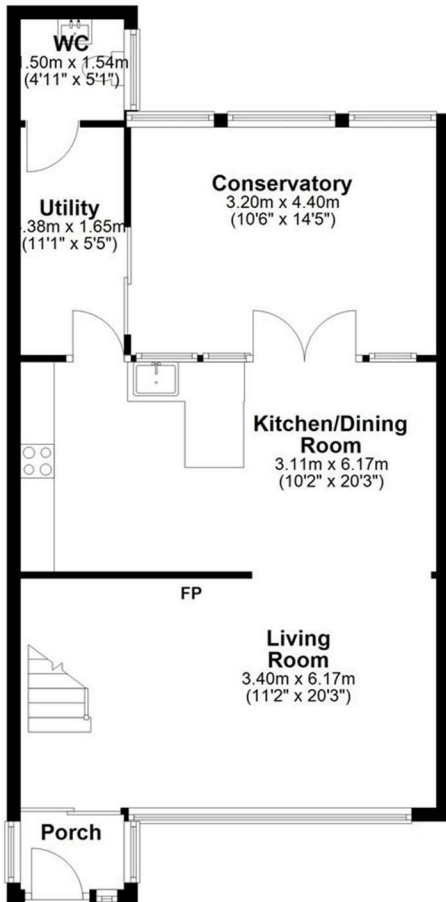
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## 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>		65	78
(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	

Approx. 65.7 sq. metres (707.4 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)

