

42 Brewery Lane, Byfleet, Surrey, KT14 7PL

Offers In The Region Of £600,000

- Superbly extended to create a luxury house ready to move into
- Downstairs cloakroom and shower
- Exquisite bathroom with jacuzzi bath and separate shower.
- End of Chain
- Impressive contemporary lounge/kitchen
- Utility room
- Outbuilding with light and power.

42 Brewery Lane, Byfleet KT14 7PL

Nestled in the charming village of Byfleet, this extended semi-detached family home on Brewery Lane offers a delightful blend of space and comfort. With three bedrooms, this property is perfect for families seeking a welcoming environment. The home features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

An added bonus is the outbuilding, which presents a variety of possibilities, whether it be a home office, a playroom, or additional storage space.

Off-street parking is available for up to three cars, a valuable asset in this tranquil village setting. The location offers a peaceful lifestyle while still being within easy reach of local amenities and transport links.

This home is an excellent opportunity for those looking to settle in a friendly community, combining modern living with the charm of village life. Don't miss the chance to make this lovely property your own.



Council Tax Band: D



Driveway

Blocked paved driveway offering ample space for off street parking for three cars, footpath to side gate leading to the garden and external sockets for festive lights. Picturesque arched storm porch with black composite front door and side panels with frosted glass leading to the entrance hall.

Hallway

Impressive hallway with a contemporary feel benefitting from glass panel banister, freshly painted walls in a beautiful modern light grey, Victorian style tiled floor, radiator, downlights and doors leading to the lounge, cloakroom/shower room and kitchen.

Kitchen

Wow factor kitchen with light, space and abundance of warmth from the underfloor heating. Full width bi-folding doors with built in blinds, ceramic tiled floor, downlights and an exclusive well designed kitchen. Vast amount of light grey cupboards including curved cupboards surrounding the island and providing ample space for two stools. Integrated dishwasher situated underneath the inset sink with hose tap and generous moonstone white granite worktop. The perimeter of the kitchen has an integrated tall freezer, further tall fridge, double oven, microwave and steam oven. Induction 5 burner hob and extractor fan, further eye and base level cupboards and a continuation of the white moonstone granite. Attention to details with discreet electrical sockets, integrated bins and open plan to a large light lounge area with ceramic grey tiled floor, two large sky lights, underfloor heating, downlights and door to utility room.

Utility room

Essential in a family home, this utility room offers space for a washing machine, tumble dryer, side aspect stable door, floor to ceiling cupboard housing the Worcester boiler and joule large water tank. Provisions made to install a further sink and drainer.

Lounge/ Fourth bedroom

Spacious large lounge situated at the front of the property with a large double glazed window, radiator, carpet and central ceiling light. Versatile large room suitable to provide a double bedroom with a cloakroom and shower room nearby.

Cloakroom /shower room

Large shower cubicle with a thermostatic shower and tiled enclosure, side aspect double glazed window with obscured glass, chrome heated towel rail, tiled floor, down lights and built in low level toilet and hand basin to a vanity cupboard,

Stairs and landing

Luxury carpeted staircase with white wood banister and handrail enhanced with toughened glass side panels offering the contemporary feel. Loft access with ladder, hive thermostat, side aspect double glazed window and white doors leading to the bedrooms and bathroom.

Master bedroom

Situated at the front of the property this generous size master benefits from built in up and over wardrobes, side lights, carpet, radiator and central ceiling light.

Bedroom two

Large double bedroom with built in up and over wardrobes, carpet, radiator and double glazed window overlooking the garden.

Bedroom three

Single bedroom adjacent to the master with laminate flooring, central ceiling light, fitted cupboards and radiator.

Bathroom

Relaxing, luxury and spacious bathroom with a white Jacuzzi panel bath, built in television to the mirror, large shower enclosure with tiles, thermostatic shower with monsoon showerhead and additional hose, downlights, hand basin built into vanity drawers, low level toilet, double glazed window with obscured glass and tiled floor.

Garden

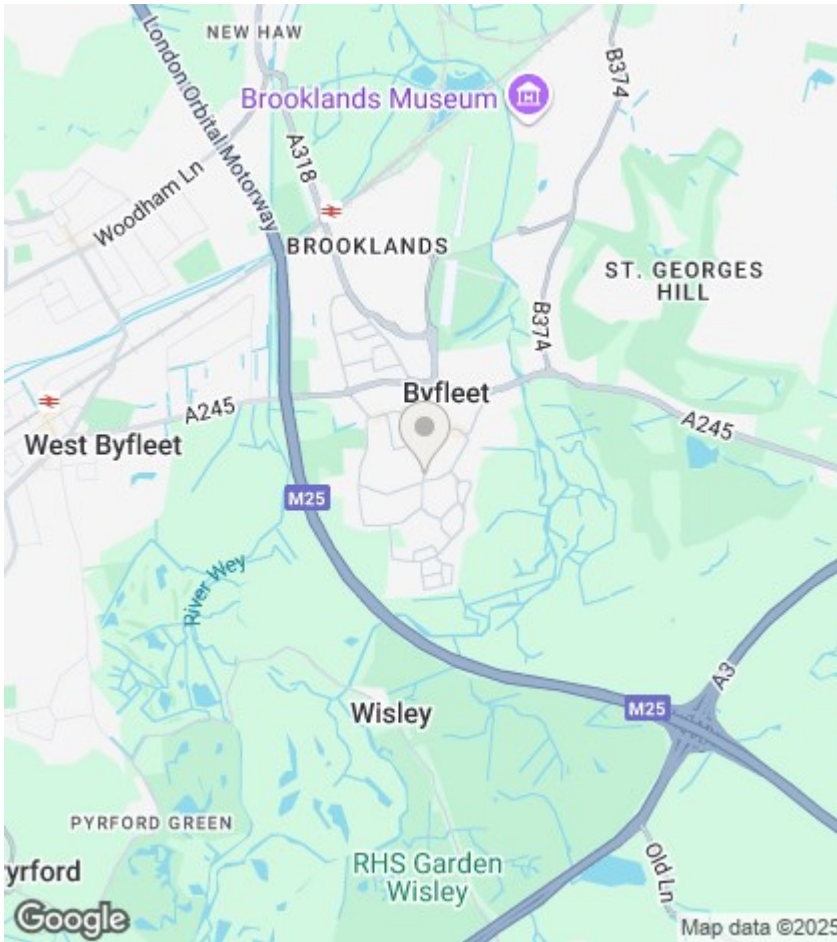
Connecting the outdoors to indoors via the bi-folding doors leading out onto the generous size patio area suitable for entertaining and barbeques. Footpath leading to the outbuilding through the mostly laid to lawn garden.

Outbuilding

Large outbuilding currently being used as a games room, however, versatile for a home gym, office or secondary den area. Light, power, double doors and windows.







Directions

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 Turn right onto Brewery Ln Brewery Lane, Byfleet

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 125.3 sq. metres (1348.9 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 an prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee. Plan produced using PlanUp.