



76a High Road, Byfleet, KT14 7QW

Price Guide £295,000

- Split level two bedroom apartment
- Two off street parking spaces
- No ground rent or service charge
- No chain
- South facing low maintenance garden
- Potential to extend into the loft STPP
- 269 years remaining on the lease

# 76a High Road, Byfleet KT14 7QW

\*\*No Chain\*\*

Nestled on the High Road in Byfleet, this charming two-bedroom split-level apartment offers a delightful blend of comfort and potential.

This property boasts parking for two vehicles, a rare find in such a desirable location. There is also exciting potential to extend into the loft, subject to planning permission.

This apartment is perfectly situated, providing easy access to local amenities and transport links, making it an excellent choice for first-time buyers.



Council Tax Band: B



### Garden

South facing low maintenance garden which provides a luxury sunny area. Secure gate and footpath to the front door.

### Entrance

White UPVC front door leading to the hallway with laminate floor, electric panel radiator, space for coat hooks, carpeted staircase to the first floor and opening to the kitchen.

### Kitchen

Spacious kitchen that is well designed to create ample work top space for preparing meals, electric hob, extractor fan and oven. Space for; slimline dishwasher, washing machine, fridge and freezer. Tiled splash back dual aspect double glazed windows, stainless steel sink and drainer, tall ceilings and central ceiling light. White wood door leading to the cloakroom.

### Cloakroom

White low level toilet, corner hand basin, double glazed window with obscured glass and central ceiling light.

### Stairs and landing

Carpeted staircase leading onto this superb characterful landing with tall ceilings, built in cupboard housing the water tank, loft access, central ceiling light, electric panel heater and doors leading to the bedrooms, bathroom and lounge.

### Loft

Large part boarded loft with built in ladder for easy access, light and power, potential to add a further bedroom and possibly a shower room (S.T.P.P)

### Lounge

Generous size lounge benefiting from a large double glazed window with frosted glass, Oak effect laminate flooring, space for large sofa and dining table, panel heater on timer and central ceiling light

### Master bedroom

Double width mirrored wardrobe, central ceiling light, radiator, electric panel heater, carpets, fitted blinds and ample space for a king size bed.

### Second bedroom

Situated at the rear of the property this small double bedroom benefits from a south facing double glazed

window, carpet, electric panel heater and central ceiling light.

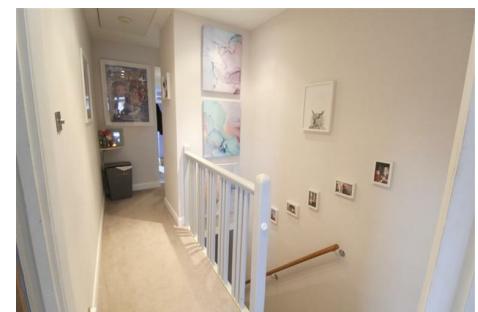
### Bathroom

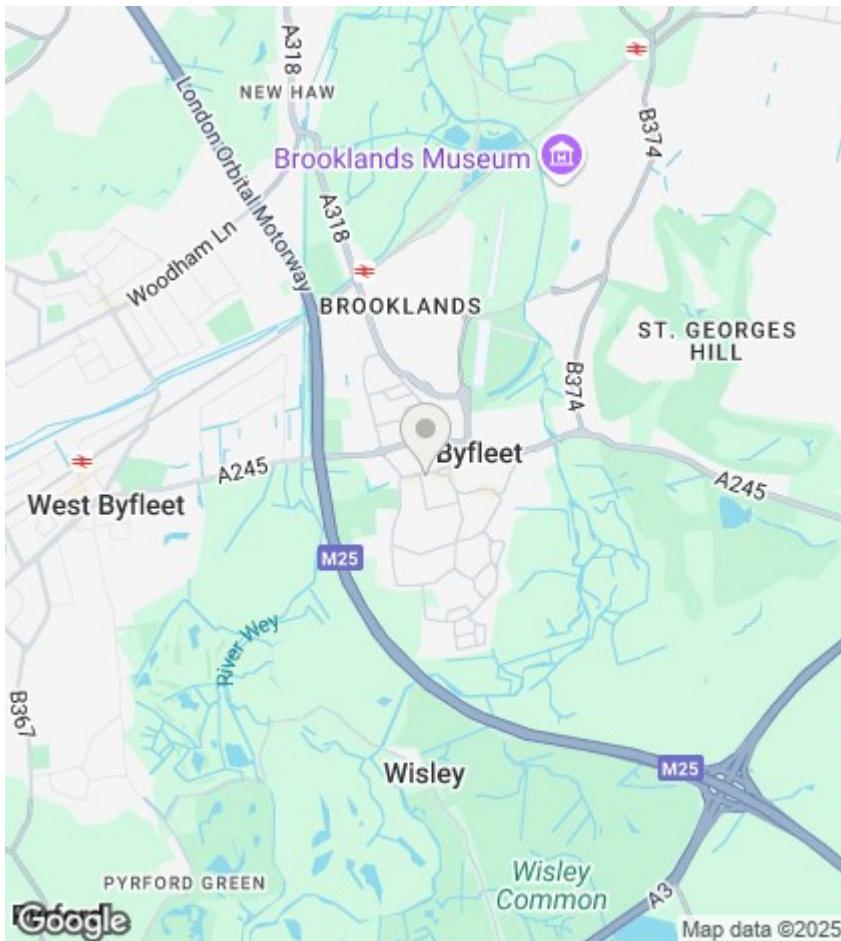
Modern bathroom suite with a large enclosed low level shower tray, Triton electric shower, low level white toilet and hand basin built in to a vanity unit with a formica shelf for cosmetics. Double glazed window with obscured glass, wood effect vinyl floor, extractor fan and down lights.

### Parking

Off street parking for two cars situated at the rear of the property.







## Directions

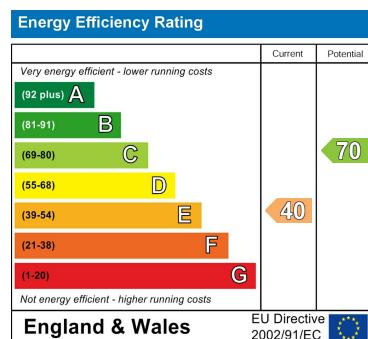
Leading of the High Road and adjoining Hopfield accessed via a quiet road to the parking spaces and rear garden to the apartment.

## Viewings

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

## EPC Rating:

E



GROUND FLOOR APPROX. FLOOR AREA 202 SQ.FT. (18.8 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 528 SQ.FT. (49.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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