



2 Granville Close, Byfleet, KT14 7EE

Offers Over £450,000

- Three bedroom family home
- Sunny rear garden
- Situated in a quiet cul-de-sac
- End of chain

## 2 Granville Close, Byfleet KT14 7EE

Granville Close is a quiet cul de sac consisting of four houses. Its location is fantastic for shops within a short walk, schools, parks and rural walks along the canal. Convenient for Byfleet and New Haw station and Weybridge with direct access to Waterloo.

One of the standout features of this property is the sunny rear garden, which provides a lovely outdoor space for gardening enthusiasts, relaxing in a tranquil setting.

Additionally, being an end of chain property means that the transition to your new home can be smooth and straightforward, allowing you to settle in without unnecessary delays.



Council Tax Band: D



### Front garden

Pretty entrance with established flower beds and footpath leading to the blue composite front door.

### Entrance hall

Welcoming entrance hall with parquet flooring, radiator, ceiling light and glass panel door leading to the lounge.

### Lounge/Dining

Light and bright spacious lounge/dining room benefitting from a double glazed bay window overlooking the front entrance and further patio doors leading to the garden. Carpet, two ceiling lights, radiator downstairs cupboard housing the gas meter, fuse board and ample space for storage. Door leading to the kitchen.

### Kitchen

Well designed kitchen with a vast amount of white eye and base level cupboards, formica work top and tiled splash back. Stainless steel sink and drainer situated below a double glazed window overlooking the rear garden. Four burner gas cooker with extractor fan and space for a washing machine, dishwasher and tall fridge freezer. Double glazed door, tiled floor, Ideal boiler and track ceiling light.

### Stairs and landing

Carpeted staircase leading to the first floor and landing, loft hatch with ladder and doors leading to the bedrooms and bathroom.

### Master bedroom

Situated at the front of the property, this large master bedroom benefits from a mirrored built in wardrobe, radiator, carpet, central ceiling light and double glazed window.

### Bedroom two

Similar size to the master with a double glazed window overlooking the rear garden and a further circular, built in cupboard, carpet, central ceiling light and radiator.

### Bedroom three

Single bedroom with a double glazed window overlooking the front entrance, carpet, radiator and ceiling light.

### Bathroom

White bathroom suite comprising of a corner shower

cubicle, low level toilet and hand basin on a pedestal. Double glazed window with obscured glass, laminate flooring, part tiled walls and central ceiling light.

### Garden

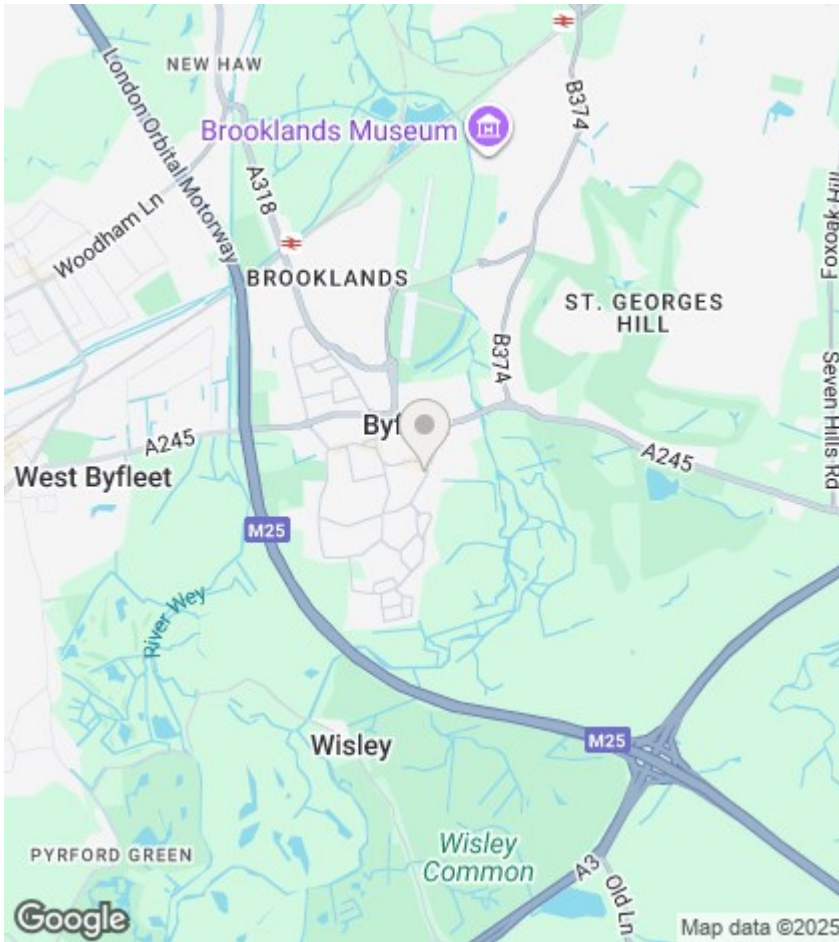
Sunny rear garden mostly laid to lawn with established shrubs and bushes. Covered crazy paved patio area accessed via the dining area and kitchen.

### Garage

Single garage in a block with up and over door.







## Directions

From Parvis Road, Byfleet. Head east on Parvis Rd/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. At the roundabout, take the 2nd exit and stay on High Road. At the roundabout, take the 2nd exit onto Church Road. Turn right onto Granville Close.

## 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		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale

