



19 Derisley Close, Byfleet, West Byfleet, KT14 7QA

Price Guide £475,000

- Three double bedrooms
- Gas central heating and solar panels
- End of chain
- Gated development
- Modern kitchen and open plan lounge

19 Derisley Close, West Byfleet KT14 7QA

Located in a secure gated development in the heart of Byfleet Village, this charming three-bedroom family home offers a perfect blend of comfort and modern living. The property boasts a spacious open-plan living, kitchen, and dining area, creating an inviting space ideal for both family gatherings and entertaining guests.

This beautiful town house also offers two well-appointed bathrooms, plus an additional WC. Each of the three bedrooms is generously sized, providing ample space for relaxation.

The private garden is a delightful feature, offering a tranquil outdoor retreat where you can enjoy the fresh air and sunshine. This space is perfect for children to play or for hosting summer barbecues with friends and family.

Situated in a central location, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property presents a wonderful opportunity to embrace a comfortable lifestyle in a vibrant community. Don't miss the chance to make this lovely house your new home.



Council Tax Band: D



Driveway

Block paved driveway with allocated parking for one car and further visitors parking. Composite front door leading to the hallway.

Hallway

Welcome mat, down lights, radiator, alarm panel and space for coat hooks. Carpeted staircase and door leading to the kitchen.

Kitchen

Modern, well designed kitchen with a vast amount of matching eye and base level cupboards with under counter lighting, black slate work top with inset sink and drainer situated below the double glazed window. Built in four burner gas hob, electric oven and extractor fan. Space for a tall fridge freezer, washing machine and slimline dishwasher. Downlights, radiator, light grey ash laminate flooring and ample space for a dining table that is open plan to the lounge.

Lounge

Open plan lounge with patio doors leading to the garden. Two ceiling lights, radiator, continuation of the laminate flooring and door leading to cloakroom.

Cloakroom

Wide wood door leading to the cloakroom with a corner hand basin, low level toilet, extractor fan, down light and tiled floor.

Stairs to first floor

Carpeted staircase to first floor and landing, radiator, downlights and doors to both bedrooms and bathroom.

Master

Situated at the rear of the property, this lovely master bedroom benefits from a built in double wardrobe, carpet, radiator, central ceiling light and door to en-suite.

En-suite to master

Tiled shower enclosure with thermostatic shower, low level toilet, hand basin, down lights, extractor fan and heated chrome towel rail.

Bathroom

Family bathroom with white bathroom suite comprising of a large panel bath and shower attachment, hand basin and low level toilet. Tiled floor, extractor fan, heated chrome towel rail and down lights.

Second bedroom

Double bedroom situated at the front of the property with double glazed window, radiator, carpet and central ceiling light.

Stairs to top floor

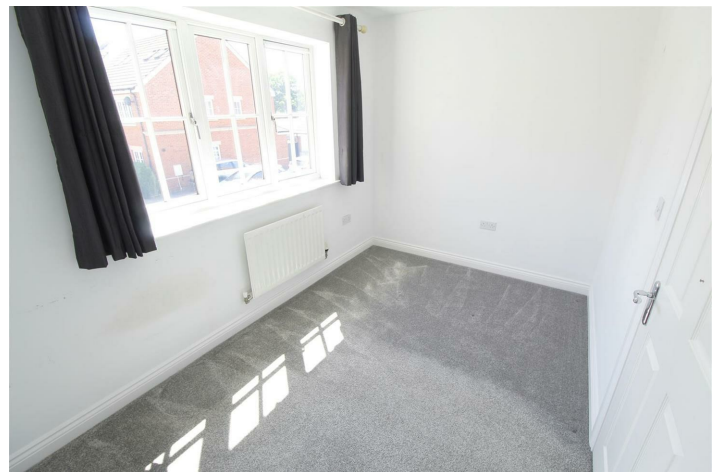
Carpeted staircase to the top floor with wood door.

Bedroom three

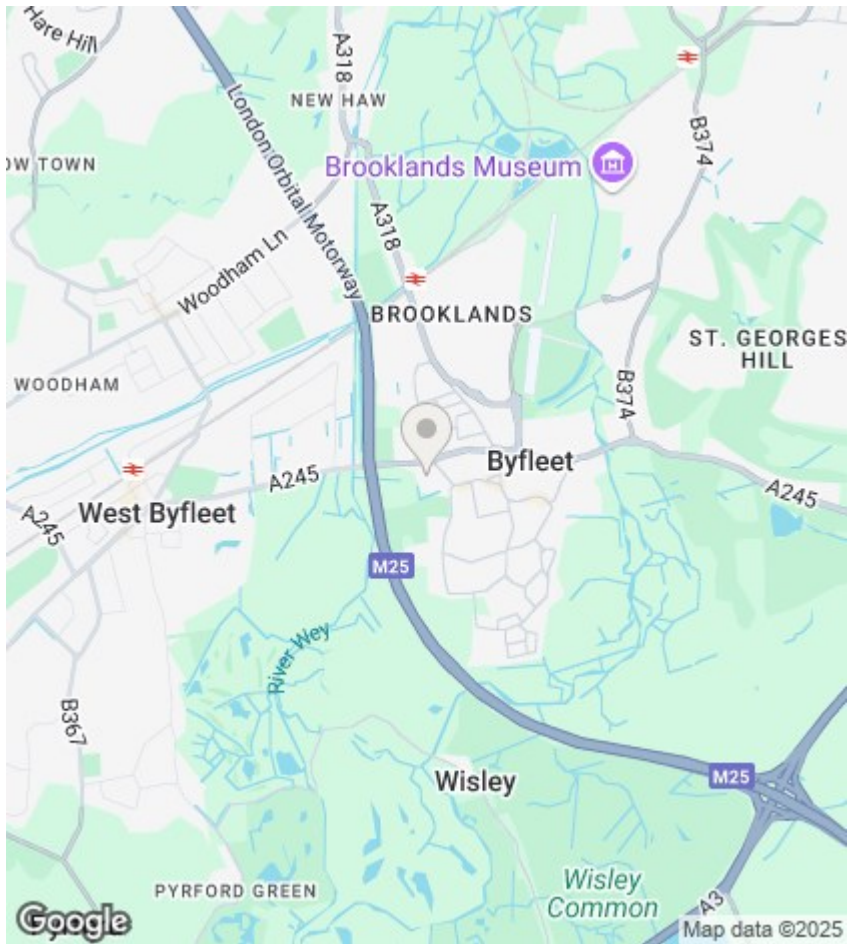
Light and bright large double bedroom with three velux windows, downlights, built in cupboards and a further cupboard housing the mega flow and solar panel engineering equipment.

Garden

Large patio area for barbeques with outside tap, mostly laid to lawn, rear gate and shed.







Directions

Parvis Road, Byfleet Head east on Parvis Rd/A245 towards Queens Avenue At the roundabout, take the 3rd exit onto High Road Turn right to stay on High Rd Turn left onto Derisley Close.

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		92
(81-91) B	80	
(69-80) C		
(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	

