



102 Hart Road, Byfleet, West Byfleet, KT14 7NL

Price Guide £455,000

- Three bedroom family home
- Garage with light and power
- Potential to extend S.T.P.P
- Immaculately presented
- End of chain

# 102 Hart Road, West Byfleet KT14 7NL

An immaculate three bedroom family home occupying a fantastic corner plot, providing a garage and driveway for two cars.

This well presented property also offers a conservatory opening onto a large rear garden and potential to extend subject to planning permission.

Situated in the heart of the village, close to schools and walking distance to shops and easy access to a mainline station plus A3 & M25.



Council Tax Band: C



### Front garden

Spacious front garden surrounded by established and well maintained shrubs creating a private and welcoming entrance to this lovely family home. Off street parking in front of the up and over garage door and footpath to the rear access.

### Hallway

Immaculately presented hallway with radiator, carpet, central ceiling light, thermostat, built in cupboard for coats and shoes, under stairs storage cupboard housing the electric and gas meters. Doors leading to the kitchen and lounge/dining room.

### Dining Area

Light and bright dining area with dual aspect double glazed windows, ample space for a dining table and chairs, carpet, central ceiling light and archway to the lounge area.

### Lounge area

Open plan to the dining room, this perfect lounge benefits from a beige stone fireplace and surround with gas fire, carpet, radiator, central ceiling light, alcove and double glazed window overlooking the immaculate garden.

### Kitchen

Situated at the rear of the property, this well designed kitchen benefits from a vast amount of wood eye and base level cupboards and formica worktops with tiled splash back. Gas cooker with double oven, extractor fan, space for a washing machine and under counter fridge. Beige sink and drainer, tiled floor, spot lights, Worcester boiler and large built in cupboard housing the hot water tank. Wood door with obscured glass leading to the conservatory.

### Conservatory

Great addition to this lovely house this fantastic room benefits from quarry tiled floor, UPVC door to the front and a further double glazed door to the garden.

### Stairs

Carpeted stairs leading to the hallway and landing, loft hatch, central ceiling light, double glazed side aspect window and doors leading to the bedrooms and bathroom.

### Master bedroom

Beautiful and bright master bedroom with South facing double glazed windows, a wall of built in wardrobes, carpet, radiator and central ceiling light. This good size room would easily accommodate a superking bed and drawers.

### Second bedroom

Situated at the rear of the property, this double bedroom is similar size to the master. Double glazed window overlooking the garden, carpet, radiator and central ceiling light.

### Third bedroom

Large single bedroom with front aspect double glazed windows, carpet, built in cupboard over the stairs, radiator and central ceiling light.

### Bathroom

Light and bright bathroom with a large corner shower enclosure, floor to ceiling tiles, Triton electric shower, tiled floor, white toilet, hand basin built in to a vanity unit, mirror vanity cupboard, central ceiling light and double glazed window with obscured glass.

### Garden

Immaculately presented rear garden with sun catch patio areas that are private and secluded. Pretty flower borders and established trees for further screening. Footpath leading to the rear of the garden with shed and greenhouse suitable for potting in the summer months. Further pretty flower beds at the rear of the garden. Leading off the rear access is a brick built storage shed.

### Garage

Single garage with up and over door and a pedestrian door, light and power and concrete floor.







## Directions

Head east on Parvis Rd/A245 towards Queens Ave. At the roundabout, take the 3rd exit onto High Rd. At the roundabout, take the 2nd exit onto Rectory Ln. Turn left onto Hart Rd.

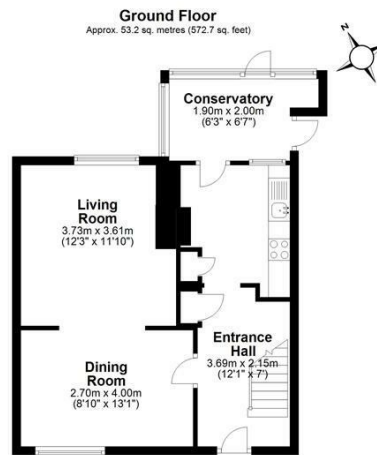
## Viewings

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			
(69-80) C			72
(55-68) D		55	
(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. 93.8 sq. metres (1010.0 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee. Plan produced using PlanUp.