



2 Berkeley Gardens, West Byfleet, Surrey, KT14 6JT

Price Guide £1,375,000

- Four double bedroom family home
- En-suite to master
- End of Chain
- Immaculate south facing garden
- Three reception rooms

# 2 Berkeley Gardens, West Byfleet KT14 6JT

\*No Chain\*

Welcome to Berkeley Gardens, West Byfleet - a stunning location for this impressive detached house! This property boasts 4 spacious reception rooms, perfect for entertaining guests or simply relaxing with the family.

The property also features parking for 4 vehicles, making coming home after a long day out a breeze.

Located in a sought-after area, this house offers a perfect blend of comfort and style. Whether you're looking to host elegant dinner parties in the reception rooms or enjoy a peaceful night's sleep in one of the bedrooms, this property has it all.

Don't miss out on the opportunity to make this house your home in Berkeley Gardens, West Byfleet. Book a viewing today and step into the lifestyle you've been dreaming of!



Council Tax Band: G



## INTRODUCTION

Superbly maintained four double bedroom family home in a quiet cul de sac consisting of three houses and three bungalows. Catchment area for Marist School, Pyrford Primary school and Fullbrook secondary school. West Byfleet town centre is approximately one mile and offers a range of boutique restaurants. Waitrose, doctors surgery and mainline train station with fast and semi fast trains to Waterloo within walking distance. Pyrford shops and school is within a short walk from this stunning house.

## FRONT ENTRANCE

Well manicured front garden mostly laid to lawn with pretty flower borders and shrubs, maintained by a garden service. Block paved driveway offering off street parking for two cars in front of the double garage with up and over doors. Secure side gate to the rear garden, storm porch with exterior light and UPVC front door and side windows with obscured glass.

## HALLWAY

Spacious and welcoming hallway with down lights, doors leading to the dining room and office. Carpet, radiator and thermostat.

## LOUNGE

Light and bright lounge that offers a relaxing and luxury environment benefiting from views of the front garden and glass double doors to the conservatory. Carpet, white wood mantelpiece with marble surround and hearth, electric fire, two radiators, side lights and further double doors leading to the dining room.

## CONSERVATORY

Spacious, sunny, light and bright conservatory with vaulted ceiling and panoramic views of the landscaped garden and patio area. Double doors leading to the patio, electric controlled blinds, tiled floor, ceiling light on track with further side lights and radiator so this room can be used all year round.

## DINING ROOM

Impressive area for entertaining with ample space for a large dining table and chairs, double glazed bay window appreciating the views of the garden. Carpet, chandelier light on dimmer switch, radiator and door leading to the kitchen.

## KITCHEN

Extended kitchen benefitting from a vast amount of modern matching eye and base level cupboards with solid wood worktop creating a breakfast bar space for

family meals or social cooking. This well designed kitchen benefits from full length pantry pull out cupboards, pan drawers and stainless steel sink with drainer situated below a large double glazed window overlooking the garden. American tall fridge freezer and integrated appliances including a full size dishwasher, double Rangemaster cooker with five burner gas hob, hot plate and Rangemaster extractor fan with stainless steel splash back. Down lights, plinth lighting, tiled floor, radiator and door leading to the utility room.

## UTILITY ROOM

Fantastic size utility room with matching eye and base level cupboards, tall cupboards for housing ironing board, stainless steel sink with drainer situated by a double glazed window. UPVC white back door, integrated washing machine and separate tumble dryer. Tiled floor, ceiling light, heating programmer and further white door to the cloakroom.

## CLOAKROOM

Modern cloakroom with matching white suite consisting of a low level toilet, hand basin, shelves, down lights, tiled floor, floor to ceiling storage cupboard with shelves, downlights and further door leading to the double garage.

## STUDY

The perfect space to be working from home, this lovely quiet study benefits from a large double glazed window overlooking the entrance. Radiator, carpet, ceiling light and large under stairs cupboard.

## STAIRS AND LANDING

Carpeted staircase leading to the spacious landing with down lights, loft access large cupboard housing the water tank and doors leading to the bedrooms and Jack and Jill bathroom.

## MASTER BEDROOM

Dual aspect master bedroom with a high specification fitted wardrobes and wall of fitted drawers creating a dressing area. Double glazed windows overlooking the front and back gardens, carpet, downlights and a further door leading to the en-suite.

## EN-SUITE TO MASTER

Situated at the rear of the property this stunning en-suite to master is larger than average with a large panelled bath and shower over bath, hand basin on a pedestal and low level toilet. This luxury en-suite benefits from two double glazed windows with obscured glass, heated towel rail, mirror vanity cupboard and downlights.

## BEDROOM TWO

Situated at the rear of the property this large double bedroom benefits from a wall of fitted wardrobes, carpet, two ceiling lights, double glazed window overlooking the garden, radiator and door leading to the Jack and Jill bathroom.

## BEDROOM THREE

Double bedroom with front aspect bedroom offering ample space for a large double bed and wardrobe. Double glazed window overlooking the front entrance, carpet, central ceiling light and radiator.

## BEDROOM FOUR

Light and bright double bedroom benefiting from two double glazed windows, carpet, radiator, large cupboard housing the water tank and central ceiling light.

## BATHROOM

Immaculately presented full size bathroom suite comprising of a large low level shower enclosure with power shower, floor to ceiling tiles, white panelled bath with chrome mixer taps, hand basin and low level toilet. Tiled floor, downlights, mirror with light, shaving point and double glazed window with obscured glass.

## GARDEN

Larger than average garden that has been landscaped to create a private and not overlooked garden. The perimeter of the garden benefits from mature shrubs and pretty flowerbeds with colourful rockery. Curved sand stone patio accessed via the utility room and conservatory. Side gate and separate bin store area discreetly positioned. Outside tap, exterior sockets and lighting. Situated at the rear of the garden is a large shed for garden toys and bikes.

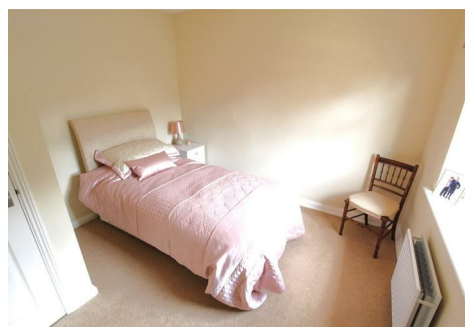
## GARAGE

Accessed via the cloakroom offering a double width garage with light and power, two up and over doors, boiler, water softener and tap.

## NB

In keeping with "the estate agents act 1979" we are legally bound to inform you of section 21 of the act which states we must inform you that a partner of the company has a financial interest in the property.







## Directions

Located in a quiet residential cul de sac with only 3 houses and three bungalows approximately one mile from West Byfleet station and less than a mile to Pyrford shops. Leading of Old Woking Road onto Woodlands Road.

## Viewings

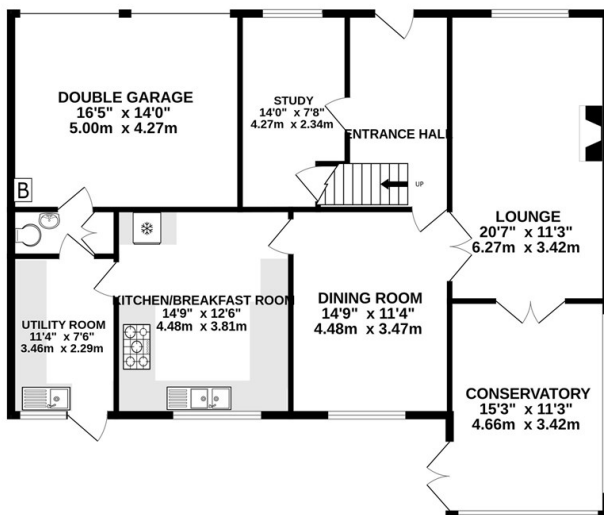
Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

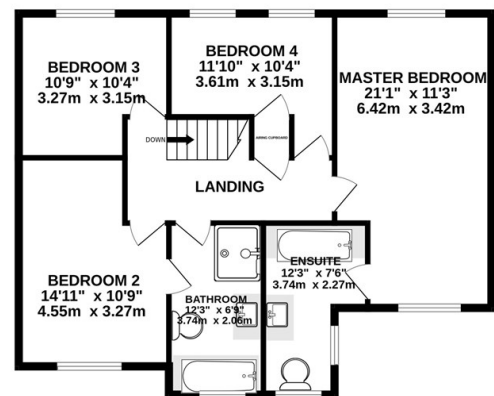
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
1298 sq.ft. (120.6 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 2129 sq.ft. (197.8 sq.m.) approx.

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 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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