



46 Sanway Close, Byfleet, Surrey, KT14 7SP

Price Guide £395,000

- Victorian Cottage
- Original Features
- Modern Bathroom
- Private Garden
- Double Glazed
- Three Bedrooms
- Modern Kitchen
- Large Living / Dining Room
- Open Fireplaces
- Gas Central Heating



## 46 Sanway Close, Byfleet KT14 7SP

Well presented three bedroom family home, situated in the heart of Byfleet Village close to schools and shops.

This light and spacious property offers modern living . Open plan Living/Dining Room with exposed brick fireplace.

Other features include private garden, some original features such as high ceilings, Victorian style fireplaces in two bedrooms, character and charm.



Council Tax Band: C



### Approach

Entrance via iron gate, pathway to property.

### Entrance

Upvc panelled part double glazed door with stain glass and leaded lights.

### Dining/Living Room

Central feature open fireplace, with mantle piece and hearth. Wood floors, ceiling rose, coving, exposed brick chimney breast and feature wall. Space for dining table and chairs, large double glazed Georgian windows to front aspect.

### Living/Dining Room

12'2" x 23'4"

Large Georgian double glazed windows to rear aspect. Cupboard housing fusebox. Under-stair storage cupboard housing tumble dryer and freezer. Smoke alarm, space to wall mount tv, thermostat, coving, ceiling rose and radiator.

### Kitchen

8'11" x 6'10"

Range of matching base and eye level cupboards, with chrome fittings and slow close drawers. Roll edge work surfaces, inset four burner gas hob with double oven and extractor fan. Inset 1 ¼ stainless steel sink unit with drainer and mixer tap. Double glazed window to side aspect and part glazed door to rear garden. Part tiled walls, fully tiled floor, radiator, Space for washing machine and fridge. Down-lighters, British gas time control, cupboard housing boiler for gas central heating.

### Bathroom

6'7" x 6'7"

Bathroom offering a large panel enclosed bath, Aqualisa power shower, shower screen, low flush wc, ceramic wash basin with chrome mixer tap and chrome towel rail. Tiled walls with mosaic borders, wall lights, panelled door, further towel rail, airing cupboard.

### Stairs to landing

Smoke alarm, airing cupboard, radiator.

### Master Bedroom

12'2" x 10'11"

Beautiful central feature fireplace with mantle piece and hearth, wood floor, radiator, panelled door, Georgian windows to front aspect, space for free standing wardrobes and chest of drawers.

### Bedroom Two

6'1" x 12'3"

Panelled door, carpeted radiator, space for desk and wardrobes, loft hatch. Double glazed windows providing superb views of rear garden.

### Bedroom Three

9'4" x 6'11"

Panelled door, radiator, feature fireplace. Large double glazed windows providing brilliant views over rear garden.

### Outside

#### Rear Garden

23'0" x 12'5"

Well established garden offering a paved patio seating area. Other features include a reasonable size lawn area with pathway to shed and rear access via wooden gate.



## Directions

Leading of Rectory Lane to Sanway Road past St Mary's Church with Sanway Close on the right.

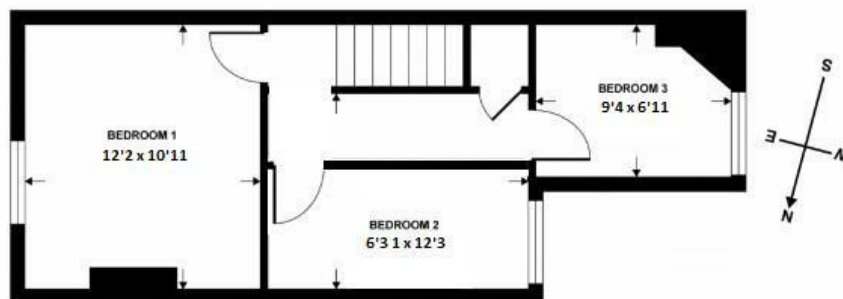
## Viewings

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

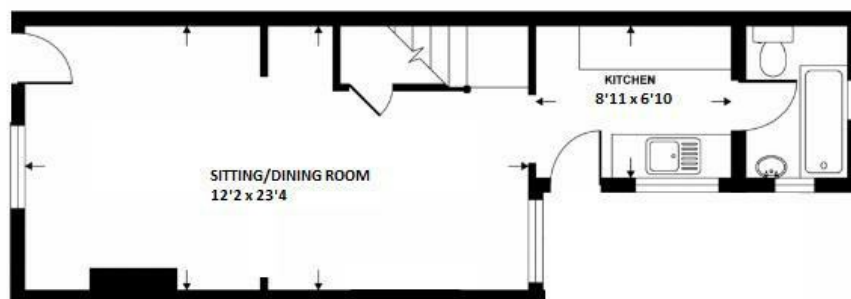
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



FIRST FLOOR



GROUND FLOOR

Total approx floor area 990 SQ.FT