



11 The Cedars, Byfleet, Surrey, KT14 7BP

Price Guide £425,000

- Three bedroom family home
- Utility & Cloakroom
- END OF CHAIN
- Two reception rooms
- Boiler one year old
- Parking behind private garden

# 11 The Cedars, KT14 7BP

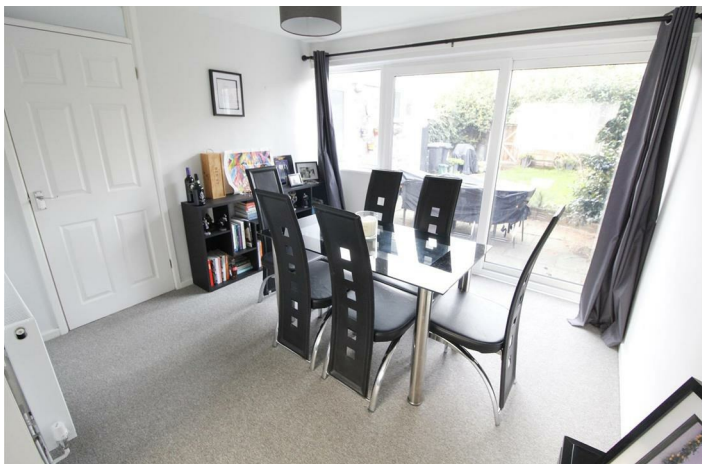
\*END OF CHAIN\*

Three bedroom family home set in a fantastic location for families and commuters alike with excellent schools and transport links nearby including A3, M25 and mainline station.

This spacious property benefits from two large double bedroom plus a large single, two reception rooms, private garden, flexible accommodation and potential to put your own stamp on this blank canvas property with easy access to Byfleet Village.



Council Tax Band: D



## INTRODUCTION

Three bedroom family home situated in a quiet residential cul de sac with communal gardens in the front and ample parking surrounding this terraced house. The Cedars was built in approximately 1970's and offers spacious rooms with potential to put your own stamp on it.

Fantastic location for M25 and A3 also walking distance to mainline train station to Byfleet and New Haw with direct access to Waterloo.

## ENTRANCE

Green and leafy outlook with communal green, front garden and paved pathway leading to obscured glass panelled front door and storm porch.

## ENTRANCE HALL

Sunny entrance hall with a double glazed front door mostly with obscured glass and side panel window offering an abundance of natural light. Under-stair storage cupboard housing gas, electricity meters and fuse-box, carpet, radiator, smoke alarm, ceiling light and doors leading the kitchen and lounge.

## LIVING ROOM

Spacious light and airy lounge that benefits from a full width double glazed window overlooking the front garden. Carpet, television aerial point, central light and opening to the dining room.

## DINING ROOM

Large dining room that offers ample space for a large dining table and chairs. Double glazed patio doors and further window overlooking the private enclosed rear garden. Carpet, radiator, central ceiling light and door leading the kitchen.

## KITCHEN

Situated at the rear of the property with a range of matching wood effect eye and base level cupboards with drawers and formica worktop. Space for gas cooker and undercounter fridge. Inset stainless steel sink with hot and cold tap below a double glazed window overlooking the rear garden. Retro tiled floor, built in larder cupboard, radiator and door with obscured glass leading to the utility room.

## UTILITY ROOM

Utility room leading off the kitchen with a continuation of retro tiles and base level cupboards with formica work top. New boiler, space for tall fridge/freezer and washing machine. Double glazed window and further side door leading to the garden.

## CLOAKROOM

White low level toilet, matching floating hand basin with tiled splash back, vinyl flooring, radiator, light and obscured double glazed window.

## STAIRS TO LANDING

Carpeted staircase with white wood handrail and obscured glass panels leading to the first floor and landing. Airing cupboard, radiator, loft access and doors leading to bathroom, cloakroom and bedrooms.

## MASTER BEDROOM

Large double bedroom situated at the rear of the property providing superb views of the rear garden via a full width double glazed window. Built-in wardrobes, radiator, carpet, central ceiling light and cupboard housing hot water tank.

## BEDROOM TWO

Built-in wardrobe with sliding doors, front aspect double glazed window with views of the front garden. Carpet, radiator and ample space for a double bed and drawers.

## BEDROOM THREE

Larger than average single bedroom with wardrobes over the stairs. Other features include large front aspect double glazed window, radiator, central ceiling light and carpet.

## TOILET

Non-slip lino flooring, radiator, light, obscured double glazed window and low level toilet.

## BATHROOM

Situated at the rear of the property with a matching white bathroom suite comprising of a large panel bath with chrome mixer taps and hand held shower, further electric shower over bath, basin, white heated towel rail, extractor fan and bathroom light.

## LOFT

Access to loft, no ladder.

## GARDEN

Mostly laid to lawn, patio area paved pathway leading to rear gate, garden shed and light.







## Directions

Coming in to Byfleet Village off of the A245 onto the High road, The Cedars is on the right hand side. After pulling in to the quiet cul de sac, parking is available on the right hand side or directly behind the property.

## 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>			87
(81-91) <b>B</b>		74	
(69-80) <b>C</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

