



31 Chertsey Road, Byfleet, KT14 7AF

Price Guide £275,000

- Two Double Bedrooms
- Gas Central Heating
- Upgraded Electrics
- End of Chain

# 31 Chertsey Road, Byfleet KT14 7AF

Two bedroom first floor maisonette situated in a great location for mainline train station to Waterloo from Byfleet and New Haw station. Catchment area for Byfleet Primary School only a five minute walk away, also benefiting from Marks and Spencers, Tescos at Brooklands and close to the A3 to London. Perfect commuters location for families and rural walks along the canal.



Council Tax Band: C



### Front

Footpath leading to the UPVC white door. Additional front garden allowing opportunity to create off street parking.

952 Years remaining on the lease

Approx £14 per annum ground rent

No service charge

### Entrance Hall

Tiled entrance hall with double glazed side aspect window, carpeted staircase, ceiling light and white door to the kitchen and lounge.

### Kitchen

Generous size kitchen with a vast amount of matching eye and base level cupboards with grey formica worktop creating a breakfast bar. Free standing gas cooker, loft access with pull down ladder, boiler and large double glazed window situated below a large double glazed window and fitted blind.

### Lounge

Light and bright spacious lounge with carpets, central ceiling light, wide double glazed window and radiator.

### Hallway

Carpeted area with central ceiling light, cupboard housing a recently upgrade fuse board, thermostat, storage cupboard with shelves and white doors leading to both bedrooms and bathroom

### Master bedroom

Situated at the front of the property this good size master benefits a large double glazed window, carpet, central ceiling light and radiator .

### Bedroom Two

Double bedroom with radiator, central ceiling light, carpet and double glazed window overlooking the rear.

### Bathroom

White bathroom suite comprising of a large panel bath, electric shower and shower screen, floating hand basin and toilet. Part tiled walls, radiator, mirrored vanity unit, central ceiling light and double glazed window with obscured glass.

### Garden

Private and enclosed side garden with established trees and bushes. Mostly laid to lawn with concrete footpath leading to the shed and hard standing base.

### Lease details







## Directions

Head west on Parvis Rd/A245 At the roundabout, take the 3rd exit onto Oyster Ln Turn left onto Dawson Rd Turn left onto Chertsey Rd.

## Viewings

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

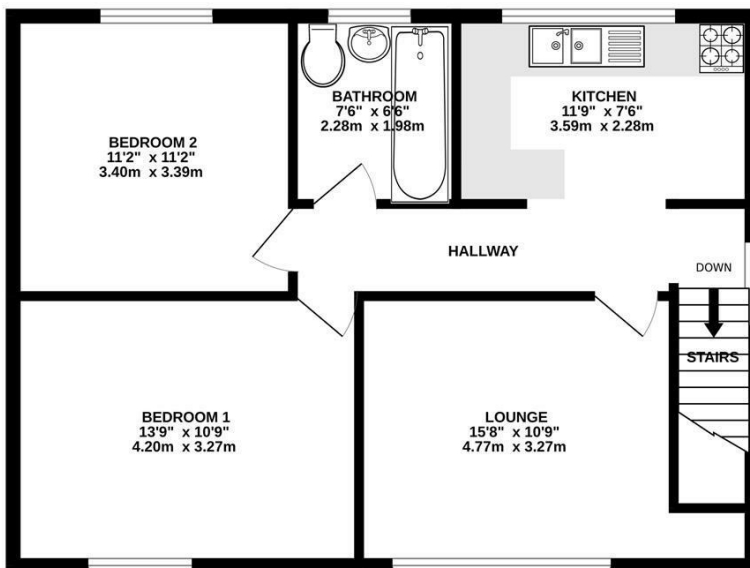
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(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	

1ST FLOOR  
643 sq ft (59.7 sq m.) approx.

GROUND FLOOR  
41 sq ft (3.8 sq m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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