



12 Chertsey Road, Byfleet, Surrey, KT14 7AG

Price Guide £539,000

- Three bedroom detached bungalow
- Large driveway leading to gates and garage
- No chain
- Larger than average plot
- Double sided fireplace

# 12 Chertsey Road, Byfleet KT14 7AG

Rarely available and uniquely appointed, three bedroom characterful detached bungalow with large driveway, garage set behind gates on a larger than average plot.

This charming bungalow boasts a see-through fireplace from living room through to the dining room, tudor style beams throughout and a generous rear garden.

Other benefits include a large kitchen with door to garden, bathroom and living room.



Council Tax Band: D



### Front Entrance

White UPVC picket fence creating a front garden with shingle and off street parking for up to 4 cars on a shingle driveway and double gates to the garden and garage. External light, white UPVC front door leading to the lounge.

### Lounge

Spacious lounge with an abundance of charm and character including exposed beams and a fantastic focal point of a double opened fireplace and exposed brick surround and chimney. Light grey laminate floor, two double glazed windows with fitted blinds, radiators, heating programmer and built in cupboard housing the fuse board. Down lights and white doors leading to the bedrooms and dining room.

### Dining room

Situated adjacent to the lounge with a continuation of character with the open fireplace and brick surround creating a cosy and relaxing room to enjoy your family meals. Exposed brick wall, new carpet, double glazed window with fitted blinds, radiator, ceiling light and white 1930's panel door leading to the kitchen.

### Kitchen

Situated at the rear of the property this superb size kitchen is larger than average with black and white tiled floor, white base level cupboards and a generous amount of formica worktop. Tall fridge freezer, washing machine, four burner gas hob, electric oven, extractor fan and space for a dishwasher. Two track lights, exposed brick wall and single glazed window situated above the stainless steel sink and drainer. Vast amount of electrical sockets, black ceiling beams and white UPVC double glazed rear door to the garden.

### Bathroom

Matching white bathroom suite comprising of a low level toilet, hand basin on a pedestal and a 'P' shape bath with curved shower screen. Triton electric shower, mirror vanity unit, single glazed window with obscured glass, radiator, tiled floor and part tiled walls.

### Master bedroom

Situated at the front of the property, this light and bright room benefits from dual aspect double glazed

windows with fitted blinds, carpet, radiator, central ceiling light and exposed beams.

### Second bedroom

Double bedroom adjacent to the master with a double glazed window overlooking the front garden, carpet, exposed ceiling beams, radiator and central ceiling light.

### Third bedroom

Large single bedroom/office leading off the lounge with a single glazed side aspect window with obscured glass, radiator, carpet and central ceiling light.

### Garden

Easterly facing large garden mostly laid to lawn with established conifers, raised decking area leading from the kitchen door, private and enclosed with double gates to the front and access to the garage.

### Garage

Single garage with vaulted ceiling, light and power, concrete floor and further pedestrian door to the garden.







## Directions

From Parvis Road, Byfleet Head east on Parvis Rd/A245 At the roundabout, take the 1st exit onto Chertsey Road Destination will be on the right Chertsey Road, Byfleet, West Byfleet KT14 7AG.

## 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			84
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor

Approx. 85.5 sq. metres (920.0 sq. feet)

