



1 Royston Avenue, Byfleet, Surrey, KT14 7PR

Price Guide £320,000

- Light and bright two double bedroom first floor maisonette
- Gas central heating
- Enclosed private garden
- Larger than average kitchen
- Modern bathroom

# 1 Royston Avenue, Byfleet KT14 7PR

Situated in the heart of Byfleet village, is this charming first floor maisonette on Royston Avenue, providing a delightful blend of comfort and modern living.

Two generously sized double bedrooms, providing ample room for relaxation and rest. The modern kitchen is well-equipped and is dual aspect making this beautiful kitchen light and bright.

One of the standout features of this property is the large lounge and large private garden, which includes a lovely patio seating area and a further patio. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.

Excellent commuter links are nearby, A3 M25 and a mainline train station.



Council Tax Band: C



### Front garden

Mostly laid to lawn with footpath leading to the garden gate and blue wood front door.

### Entrance hall

Obscured glass side panel window, granite tiled floor and carpeted staircase with chrome hand rail leading to the spacious landing.

### Landing

Neutrally decorated with double glazed side aspect window, carpet, radiator, central ceiling light, ample space for a table and loft access to the generous size loft and potential to extend S.T.P.P. White wood door leading to the bathroom, kitchen, both bedrooms and lounge.

### Lounge

Light and bright lounge with a large double glazed window overlooking the front garden, luxury grey carpet, ceiling lights, radiator, gas fireplace with ornate surround and granite hearth.

### Kitchen

Fantastic size kitchen with dual aspect double glazed windows, granite tiled moonstone floor, cottage style eye and base level cupboards and a generous amount of solid wood work tops. Stainless steel sink and drainer situated below a double glazed window, space for a tall fridge/freezer, washing machine, dishwasher and separate tumble dryer. Built in electric cooker, ceiling light and radiator.

### Master bedroom

Situated at the rear of the property, this large master bedroom benefits from a double glazed window, carpet, radiator, central ceiling light and wall of wardrobes.

### Second bedroom

Double bedroom with a vast amount of natural light, double glazed window over looking the front entrance, built in cupboard, carpet, central ceiling light and radiator.

### Bathroom

Larger than average bathroom with two double glazed windows with obscured glass. Panel bath with Victorian style taps and hose attachment, hand basin on a pedestal and low level toilet. Floor to ceiling mosaic tiles, vinyl wood effect flooring, radiator and central ceiling light.

### Garden

Enclosed private garden mostly laid to lawn with established trees, bushes and patio area. Raised patio area to enjoy the summer evenings and space for television to keep up to date with the recent sports.

Large built in cupboard suitable for housing the garden tools.







## Directions

Parvis Rd Walk east on Parvis Rd/A245 towards Queens Ave Slight right towards High Rd Continue onto High Rd Turn right to stay on High Rd Turn left to stay on High Rd Turn left to stay on High Rd Slight left to stay on High Rd Turn left onto Royston Ave Turn left to stay on Royston Ave

## Viewings

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

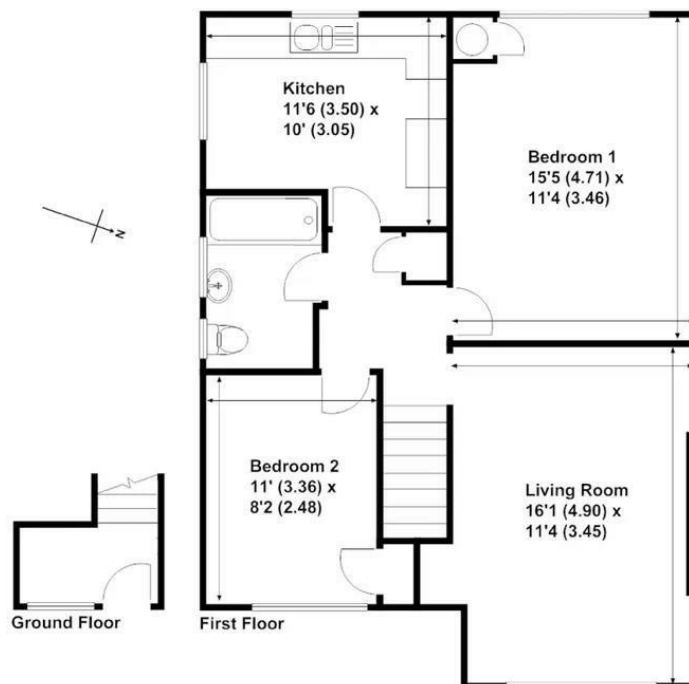
## EPC Rating:

C

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

## Royston Avenue, Byfleet

Approximate gross internal floor area 724 sq/ft



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