



Richard State

Independent Estate Agents

2 Glebe Gardens, Byfleet, West Byfleet, Surrey, KT14 7LD £615,000

Offered for sale for the first time in thirty five years, a much loved three bedroom, two reception room detached house featuring a master bedroom with an ensuite bathroom and a spacious ensuite dressing room which could easily become a fourth bedroom if desired. The living space includes a spacious 19'1 x 16'9 garden aspect living/dining room, a further family room/study, a hall cloakroom and a contemporary fitted kitchen. An attached double length garage offers potential for conversion into further accommodation (S.T.P.P). The property is complemented by a good size frontage with a driveway and a pleasant enclosed west facing rear garden backing on to woodland, a haven for wildlife. Glebe Gardens is a sought after private cul-de-sac location being within easy reach of parks, schools and Byfleet village with its variety of shops, restaurants and pubs.

OFFERED FOR SALE WITH NO ONWARD CHAIN



- Master bedroom with ensuite bathroom and dressing room (could become bedroom four)
- Gas central heating and double glazing
- Own driveway and double length garage
- Modern fitted kitchen
- Family room/study
- Spacious 19'1 x 16'9 garden aspect living/dining room
- Hall cloakroom
- Private cul-de-sac location
- No onward chain

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The accommodation comprises (please see attached floor plan);

ENTRANCE CANOPY: Courtesy light, double glazed front door to;

ENTRANCE HALL: Radiator

CLOAKROOM: Coloured suite comprising w.c., hand basin, radiator

LIVING/DINING ROOM: Spacious double aspect room with decorative fireplace, understairs cupboard, two radiators, two double glazed windows, double glazed double doors to rear garden

FAMILY ROOM/STUDY: Double glazed window, radiator

KITCHEN: One and a half bowl ceramic sink in a modern range of cream laminate wall and base units with soft close drawers, integrated double oven, hob, extractor hood and dishwasher, plumbing for washing machine, space for fridge freezer, cupboard housing boiler, tiled floor, radiator, double glazed window, double glazed door to side

TURNING STAIRCASE TO FIRST FLOOR LANDING: Large airing cupboard, hatch to loft

MASTER BEDROOM: Double glazed window, radiator, archway to dressing room

ENSUITE BATHROOM: Coloured suite comprising bath with shower attachment, w.c., hand basin, wall tiles, double glazed window, radiator

ENSUITE DRESSING ROOM: Fitted mirror fronted wardrobes, double glazed window, radiator, archway to bedroom, door to landing

BEDROOM TWO: Double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator

FAMILY BATHROOM: Coloured suite comprising bath with shower attachment, w.c., hand basin, wall tiles, double glazed window, radiator

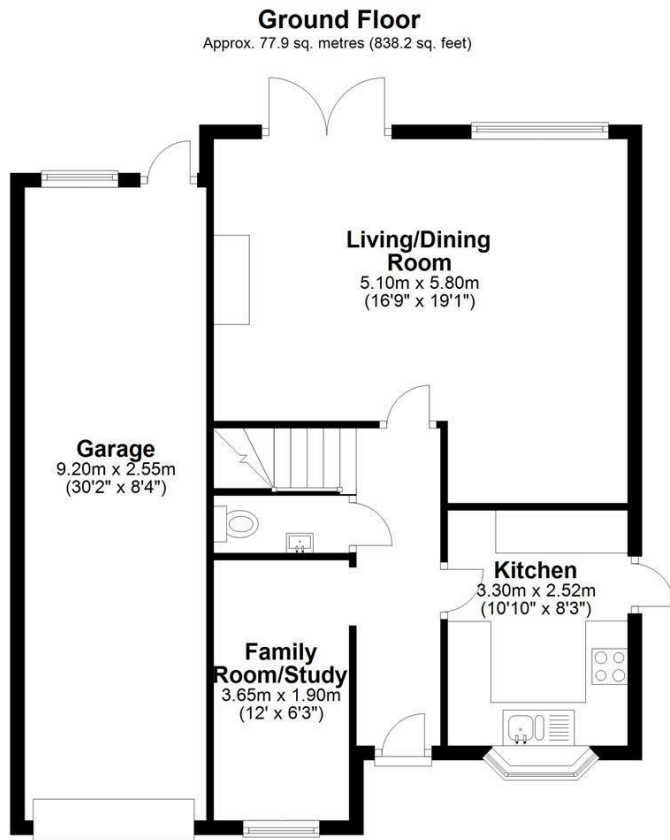
OUTSIDE:

FRONT GARDEN: Borders with shrubs and plants, lawn, gravel driveway, gated side access to;

REAR GARDEN: A pleasant west facing garden backing on to an area of woodland, a haven for wildlife. Borders with shrubs, trees and plants, patio, remainder laid to lawn

DOUBLE LENGTH GARAGE: Attached at side with up and over door, light and power, personal door to garden





Total area: approx. 127.2 sq. metres (1369.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



EPC Rating: C

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