



36 Chertsey Road, Byfleet, KT14 7AG
Asking Price £495,000 Freehold

SITUATION AND DESCRIPTION

Well presented, three bedroom family home in a popular residential area of Byfleet within walking distance to local primary schools and less than a mile from Byfleet Station. Byfleet is well placed for easy access to the A3 and M25 and is just moments from the world famous Brooklands race track.

ENTRANCE

Into lobby with shoe cupboard and coat rack.

LIVING ROOM

16'4" x 14'10" (5.00m x 4.53m)

Front aspect into bay window.

KITCHEN/DINING ROOM

26'3" x 14'11" (8.02m x 4.56m)

Range of wall and base units with wooden work top over, integrated appliances including four ring gas hob with extractor fan over, electric oven, under-counter fridge and freezer. Inset stainless steel sink with drainer. Washing machine. Under-stairs cupboard housing tumble dryer. Doors to rear garden. Dining area with space for large table.

DOWNSTAIRS CLOAKROOM

CLOAKROOM

Low level W.C. and pedestal wash hand basin.

STAIRS TO FIRST FLOOR LANDING

LANDING

MASTER BEDROOM

14'11" x 10'11" (4.57m x 3.35m)

Front aspect.

BEDROOM

10'10" x 10'5" (3.32m x 3.20m)

Rear aspect.

BEDROOM.

9'2" x 8'9" (2.80m x 2.67m)

Rear aspect.

BATHROOM

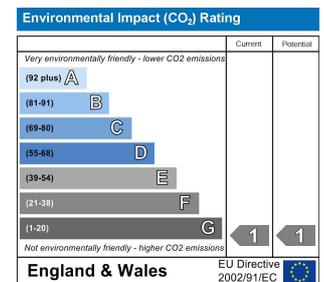
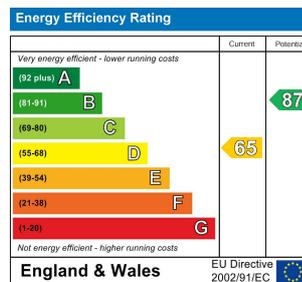
Panel enclosed bath with shower over, low level W.C and pedestal wash hand basin.

GARDEN

Fence enclosed, mostly laid to lawn with patio area.

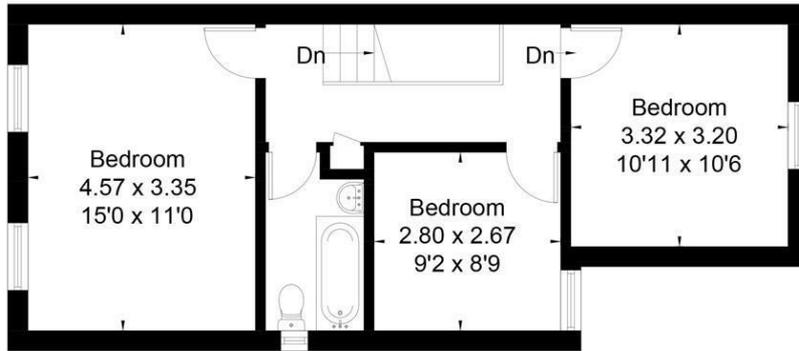
FRONT GARDEN

Gravel driveway with parking for two cars.

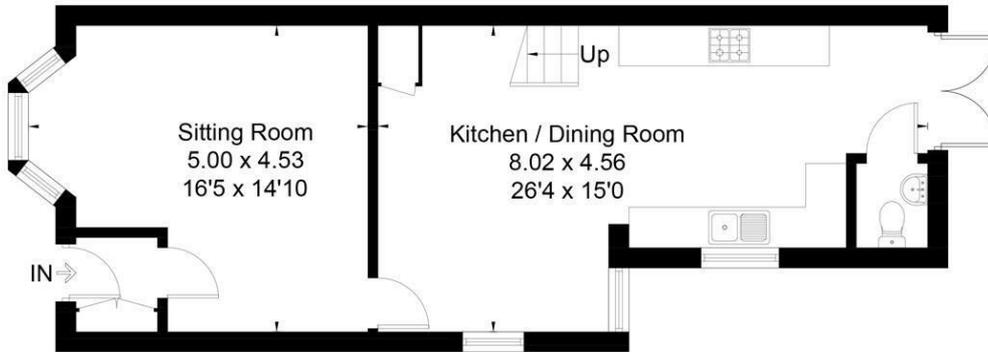




Approximate Floor Area = 99.3 sq m / 1069 sq ft



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102985