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Caillard Road, West Byfleet, KT14 7JA

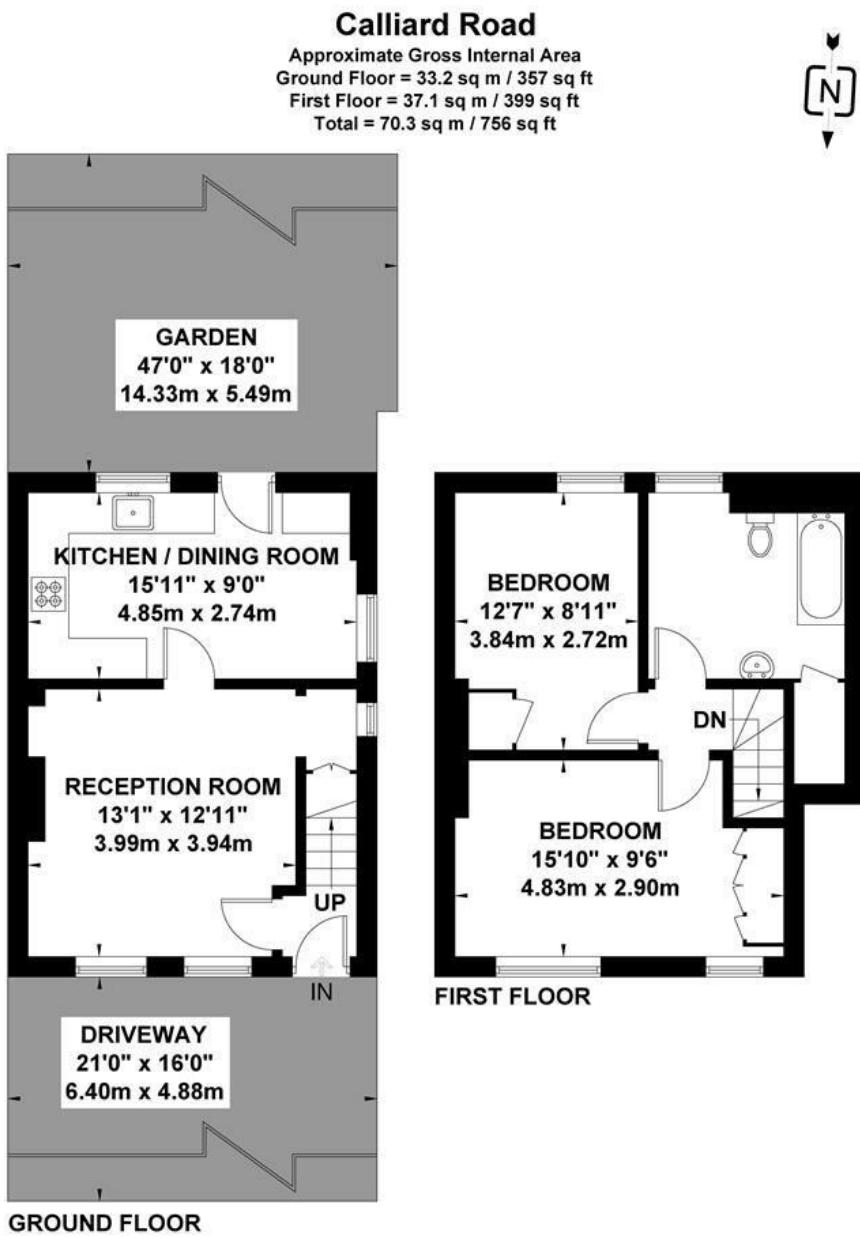
**£425,000**



Proud to present to the market a two large double bedroom, Mid terrace house with off street parking and good size private garden. Positioned in a good road in the heart of Byfleet Village close to local Village shops and amenities and walking distance to the train station with a direct link into London Waterloo. Very good size sitting room with feature fireplace and under-stair storage area/cupboard. Access from the sitting room into the kitchen. The Kitchen is a very good size and large enough to accommodate a dining room table. Recently fitted to a modern standard and carefully designed to offer a good amount of wall and base units for storage as well as good preparation space. Integrated appliances include oven and 4 ring gas hob, double height Beko fridge freezer, dishwasher, and in-built wine rack. Space available for washing machine. The kitchen is a light and bright space with large window overlooking the garden and back door from here allowing direct access into the garden. Upstairs are two very good size bedrooms. The Master bedroom is fully carpeted with feature fireplace and built-in wardrobes. Bedroom 2 is also a large double room, fully carpeted with built-in storage cupboard. The wow factor to this property is the size of the upstairs bathroom, this is an extra-large space, fully tiled with bath, shower, WC and large handbasin with vanity unit. Modern heated towel rail and additional radiator. An extra-large cupboard offering excellent storage. Access to the loft space from the landing. The Private rear garden is well presented with decked out patio area, laid to lawn with shed positioned to the rear and side gate for external access. This property comes with private driveway for off street parking for 1 vehicle. Position is key being close to all main transport links including M25 and A3. Walking distance to the local Village school and Brooklands Superstores where you will find Tesco and Marks and Spencer.



## Floor Plan



Viewmedia @ 2022  
Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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

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