



118a Oyster Lane, Byfleet, Surrey, KT14 7JG

Price Guide £420,000

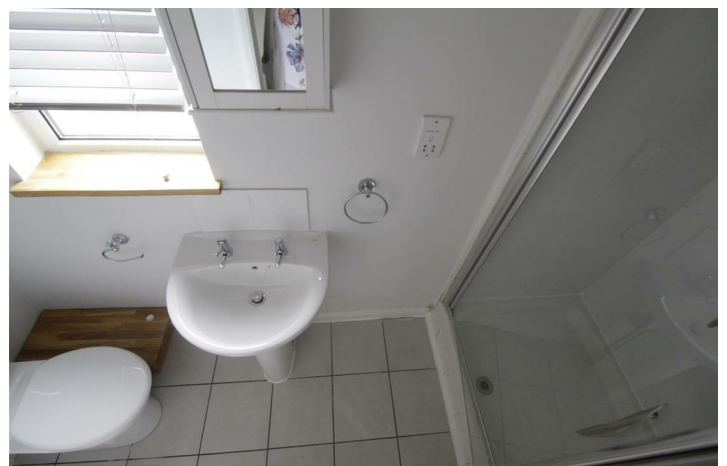
- REDUCED FOR A QUICK SALE
- Large kitchen
- Three bedroom detached house
- En-suite to master
- Private garden

# 118a Oyster Lane, Byfleet KT14 7JG

Three bedroom detached house with en-suite to master, large kitchen, lounge, garden and ample off street parking.



Council Tax Band: E



## INTRODUCTION

Three bedroom detached house In a great location for Byfleet and New Haw station, Tesco's and A3. End of chain. This substantial size property offers a large kitchen/ dining, lounge, master bedroom with en-suite, family bathroom and two further rooms. Garden and off street parking.

## ENTRANCE

UPVC white front door leading to the hallway with doors leading to the kitchen, cloakroom and lounge. Carpeted staircase to the light and bright landing.

## CLOAKROOM

White bathroom suite comprising of a low level toilet, hand basin, tiled floor, double glazed window and central ceiling light.

## KITCHEN

Fantastic size kitchen, ample space for a dining table. Large double glazed window overlooking the front driveway. vast amount of matching eye and base level cupboards offering a generous amount of worktop for preparing family meals. Integrated appliances include dishwasher and fridge freezer, free standing washing machine, built in oven with gas hob. radiator, tiled floor and downlights.

## LOUNGE

Lovely lounge with feature wall paper, laminate wood floor, patio doors leading to the enclosed garden. downlights and radiators.

## STAIRS

Carpeted staircase leading to the spacious, light and bright landing. White doors leading to the bedrooms and bathroom.

## MASTER BEDROOM

Situated at the rear of the property this spacious bedroom benefits from built in wardrobes, large double glazed window overlooking the garden, radiator, carpet and downlights. Door leading to the en-suite bathroom.

## EN-SUITE

White tiled shower enclosure, low level toilet and hand basin, double glazed window and tiled floor.

## SECOND BEDROOM

Lovely double bedroom situated at the front of the property with built in wardrobes, carpets, double glazed window and radiator

## THIRD BEDROOM

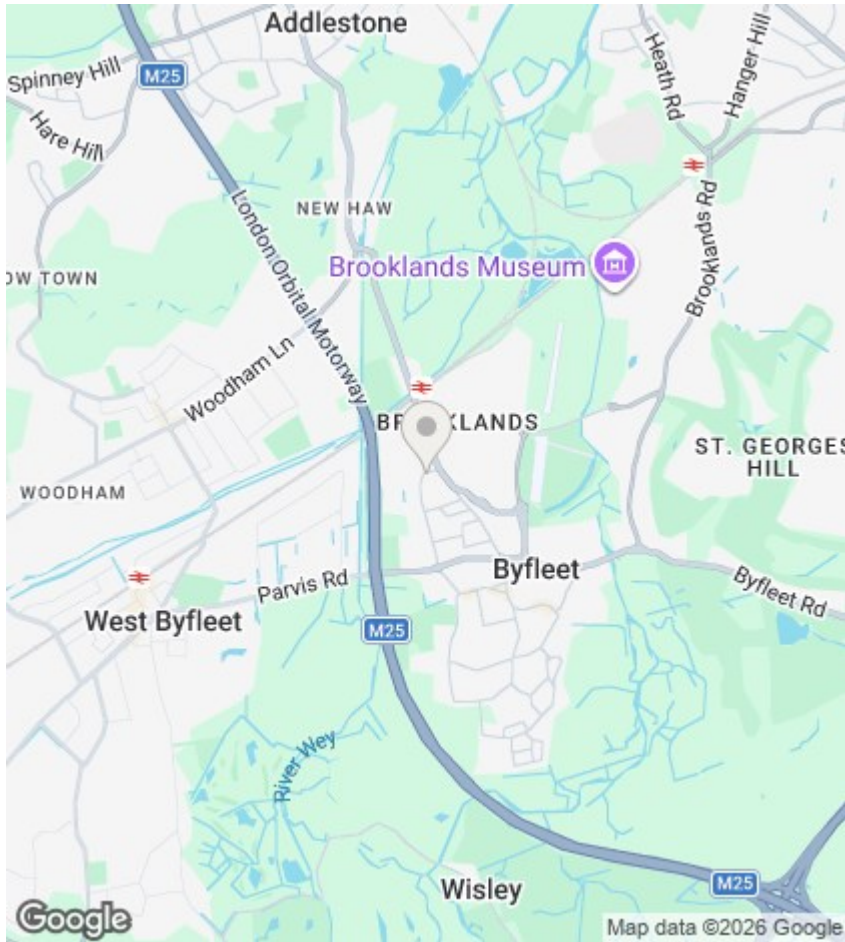
Single bedroom with double glazed window, radiator, carpet and central ceiling light

## GARDEN

Lovely size garden with patio area and mostly laid to lawn with views of trees and shrubs behind. Side access via a gate.







## Directions

## Viewings

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

## EPC Rating:

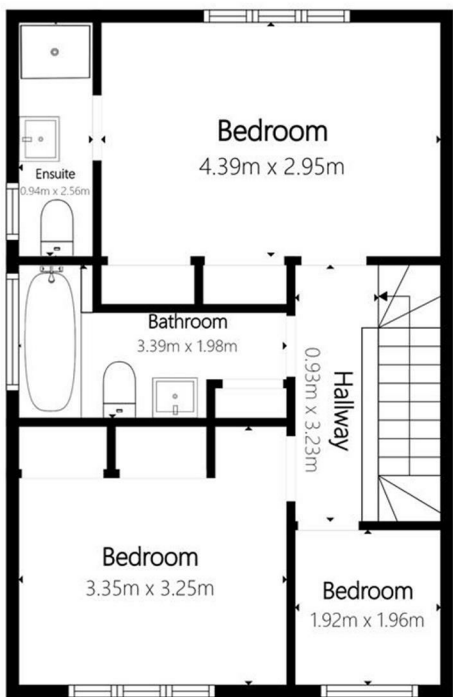
C

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 71                      | 86        |
| (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 |           |

For a copy of the EPC, please contact the agent.



Ground Floor



First Floor

TOTAL: 81.03 m2 / 872.20 sqft