



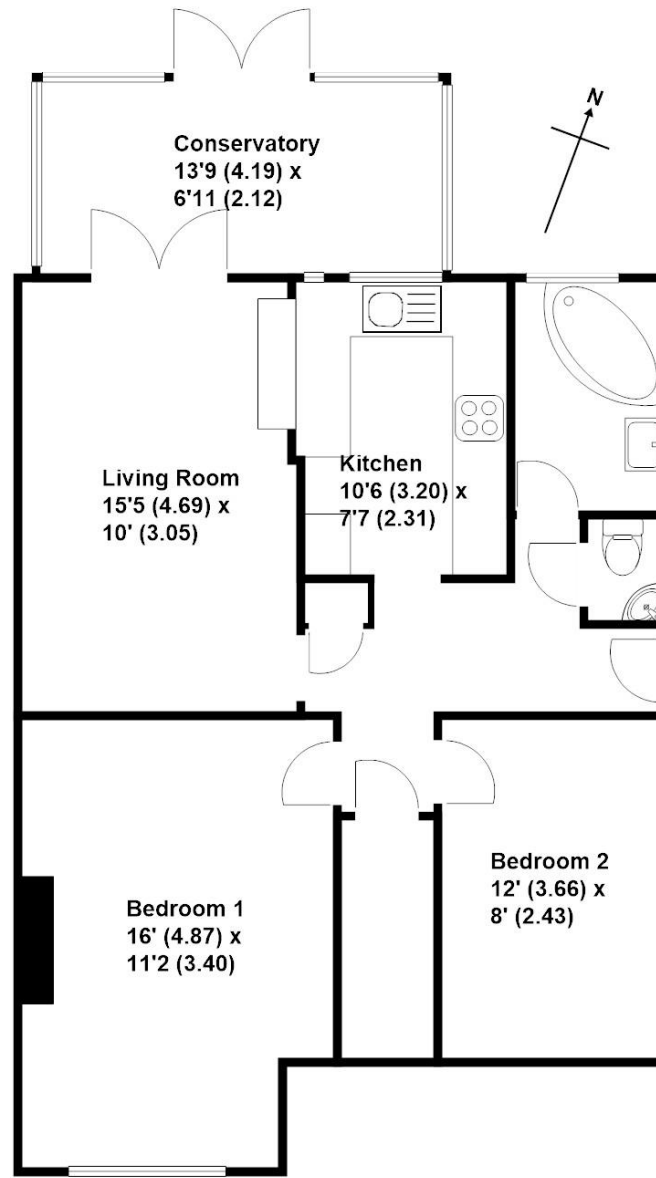
**BYFLEET**

**£325,000**

**Introducing this inviting  
ground floor maisonette  
boasting two bedrooms,  
within a stone's throw of the  
village amenities.**

# High Road, Byfleet

Approximate gross internal floor area 782 sq/ft - 72.6 m/sq



Ground Floor

These plans are not drawn to scale and are for representational purposes only.  
The services, systems and appliances listed in these details have not been tested  
by Foundations, and no guarantee is given, to their operational ability or efficiency.



## High Road, Byfleet, Surrey, KT14

- Ground Floor Maisonette
- Two Bedrooms
- Modern Kitchen
- Conservatory
- Private Garden
- Share of Freehold - 966 Years Remaining on Lease
- Ground Rent £10 PA

Introducing this inviting ground floor maisonette boasting two bedrooms, within a stone's throw of the village amenities. Step inside to discover a contemporary kitchen recently replaced by the current owners, to include ample storage and built in oven, hob and extractor fan, and space for a dishwasher, washing machine and fridge/freezer. A cosy lounge with breakfast bar and double doors leading into an adjoining conservatory provides an ideal space for relaxation or entertaining guests.

The property also comprises of a well-appointed bathroom with a white suite to include a shower over bath and a basin, complete with a separate WC, alongside two bedrooms with the bright principal bedroom being of a generous size with space for storage either side of the fireplace. Ample storage solutions throughout ensure organisational ease, enhancing the practicality of this charming abode.

Outside, a private garden is laid to lawn with patio area and mature borders, space for a large shed, and convenient side access offers a serene outdoor retreat, perfect for enjoying leisurely moments or alfresco dining. Added advantages include the assurance of a long lease, making this property an enticing opportunity for comfortable and convenient living.

Byfleet is a charming community steeped in rich history, revolving around its beloved Village Hall, which serves as the vibrant heart of numerous village activities, hosting a diverse array of clubs, classes, and special events. The timeless allure of The Blue Anchor and The Plough pubs endures, complemented by an assortment of shops and services that breathe life into the village's delightful ambience. The surrounding towns offer a wealth of leisure opportunities, including idyllic river walks along the Manor House, where one can ponder the echoes of jousting knights, regal monarchs, enchanting mistresses, and poetic souls who have traversed these paths throughout history.

Council Tax Band: C  
EPC Rating: D  
Ground Rent: £10PA  
Tenure Share of Freehold  
Remaining years on lease: 966

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.





