



## Hart Road

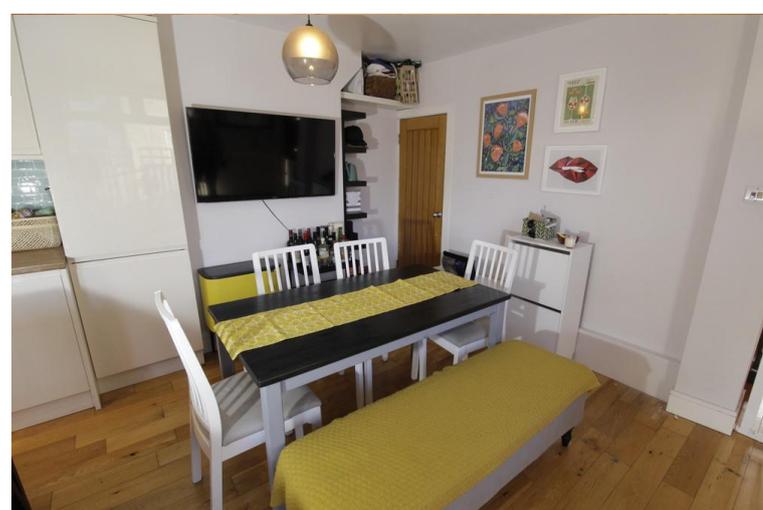
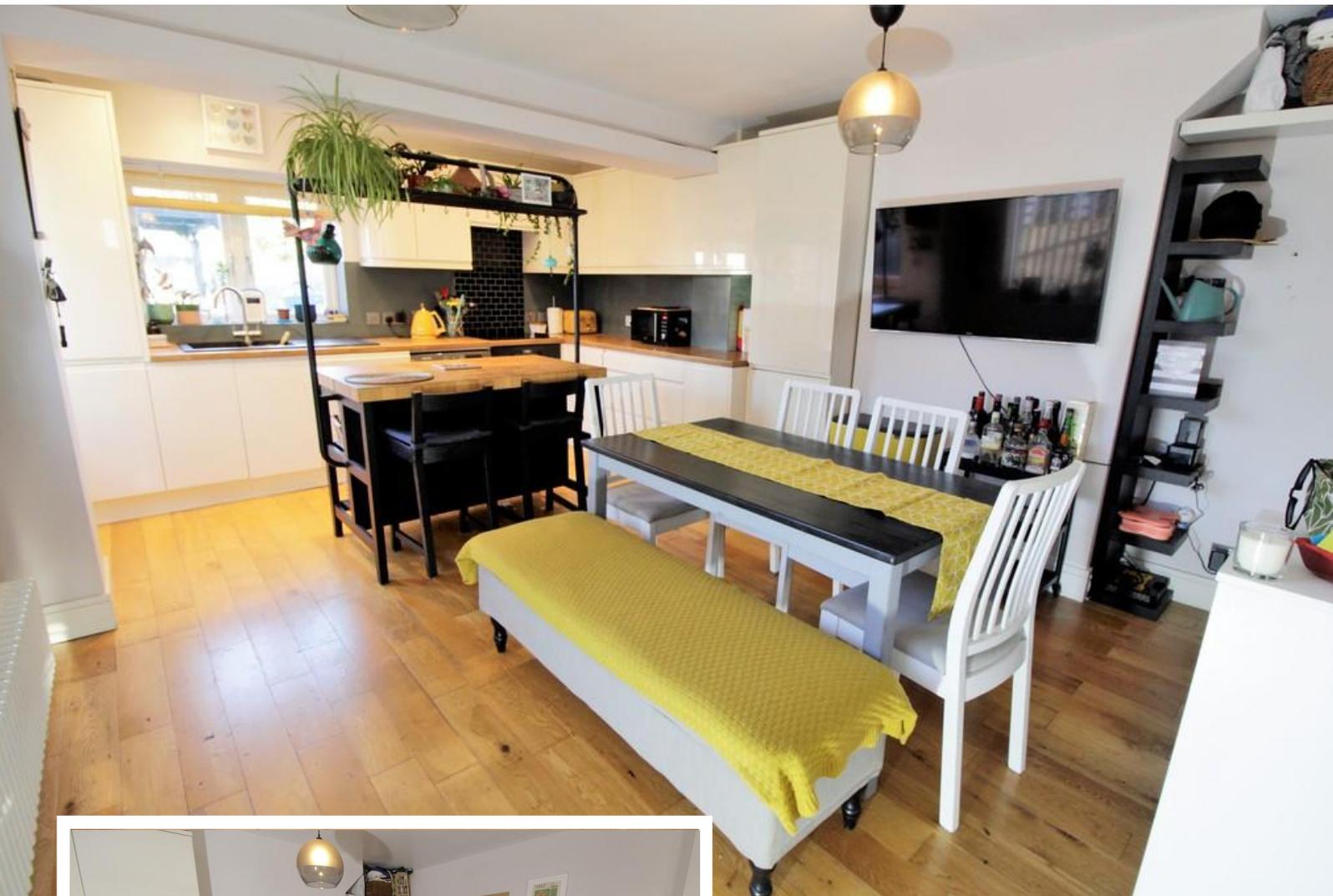
Byfleet, KT14 7NQ

Wingate & Withers  
ESTATE AGENTS

- Two double bedroom house
- Larger than average garden
- Summerhouse/Log Cabin
- Off street parking

**Guide Price £450,000**





## Property Description

### INTRODUCTION

Fantastic location for shops, buses and train links to London and Waterloo via Byfleet and New Haw Station. Byfleet Village is a family friendly community that offers beautiful rural walks along the River Wey nearby and the Basingstoke Canal. Boating club and Horse riding lessons are in the village. Perfect village for families along with great schools of all years. St Marys primary school is a short distance away and Byfleet Primary School are within easy reach, secondary schools are nearby.



#### **DRIVEWAY**

Block paved driveway offering space for two cars, side access to rear garden via gate and UPVC front door leading to this lovely two bedroom semi-detached family home.

#### **ENTRANCE**

Welcoming entrance with solid oak wood floor throughout the downstairs living accommodation. Door leading to the living room.



#### **LIVING ROOM**

Light and bright living room benefiting from a large double glazed bay window overlooking the front drive. Feature panel walls in keeping with the 1930's character, solid oak floor, radiator, coving, two ceiling and wall lights.

#### **KITCHEN/DINING ROOM**

17ft open plan kitchen/dining room that benefits from a modern cream high gloss fitted kitchen offering a vast amount of matching eye and base level cupboards with wood effect for mica worktop. Integrated appliances including; a full size dishwasher, floor to ceiling fridge/freezer, electric four burner hob, oven, extractor fan and space for washing machine. Ideal boiler installed by British Gas less than a year ago discreetly positioned in an eye level cupboard. Matt black double sink with drainer and chrome mixer taps situated below a double glazed window overlooking the rear garden. UPVC white door leading to the garden and a further double glazed window with side aspect.



Large dining area offering ample space for a dining table and chairs, fantastic space for families and entertaining. Shaker style wood panel door leading to the under stairs cupboard housing the meters and storage.

#### **STAIRS AND LANDING**

Carpeted staircase leading to the bathroom, bedrooms and landing. Access to the large loft via loft ladder.

#### **MASTER BEDROOM**

Situated at the front of the property this large master bedroom benefits from a double glazed bay window allowing in an abundance of natural light. Feature panel wall, ceiling light, carpet and fitted blinds.





## **BEDROOM TWO**

Large double bedroom situated at the rear of the property with a double glazed window overlooking the garden. Carpet, radiator and down lights on a dimmer switch.

## **BATHROOM**

Recently refurbished to a high standard benefitting from a large enclosed low level shower with floor to ceiling modern tiles, low level toilet and contemporary hand basin built into a vanity unit with chrome mixer taps. Double glazed window with obscured glass, heated towel rail, ceiling light with motion sensor, mirror vanity cupboard with light and vinyl tile effect floor.

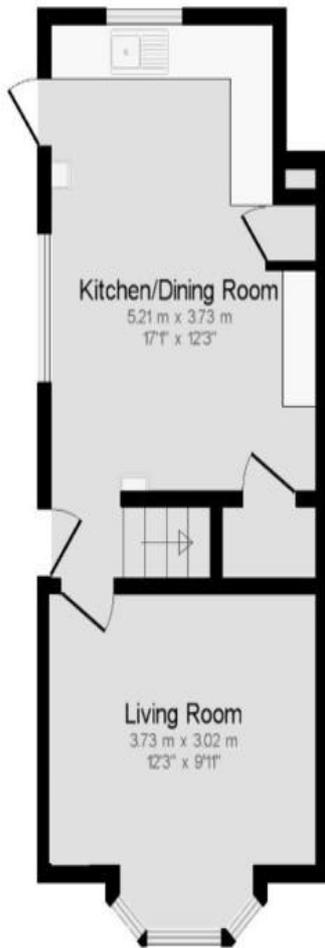


## **GARDEN**

Secluded and not overlooked rear garden measuring over 100ft backing onto Byfleet allotments. Large patio area, outside tap, gate access, exterior light and socket. Flower beds created from sleepers, mostly laid to lawn with stepping stones leading to the summer house and a further large shed.

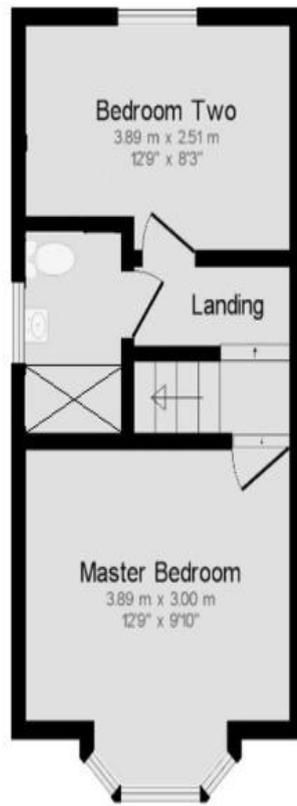
## **SUMMER HOUSE**

Perfectly situated for catching the sunset on the composite decking area with doors leading to the summer house with light and power. Superbly designed to create three separate rooms ie. gym, office and storage. Dual aspect windows and vaulted ceiling.

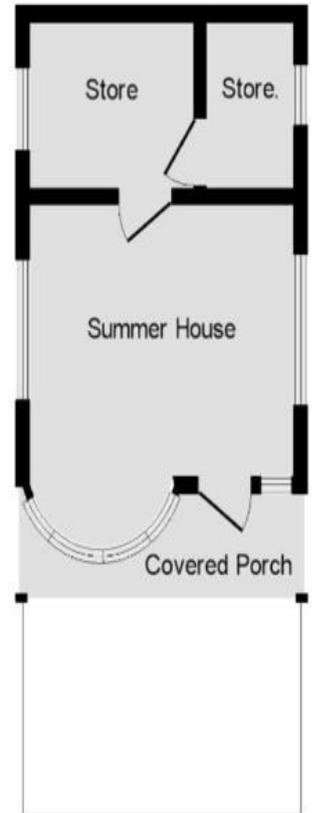


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Ground Floor



First Floor



Outbuilding

Total approx floor area: 935.8 ft<sup>2</sup> (86.9 m<sup>2</sup>)  
 Ground Floor: 383.3 ft<sup>2</sup> (35.6 m<sup>2</sup>)  
 First Floor : 328.8 ft<sup>2</sup> (30.5 m<sup>2</sup>)  
 Outbuilding: 223.7 ft<sup>2</sup> (20.8 m<sup>2</sup>)