



**Elm Tree Close**  
Byfleet, KT14 7NN

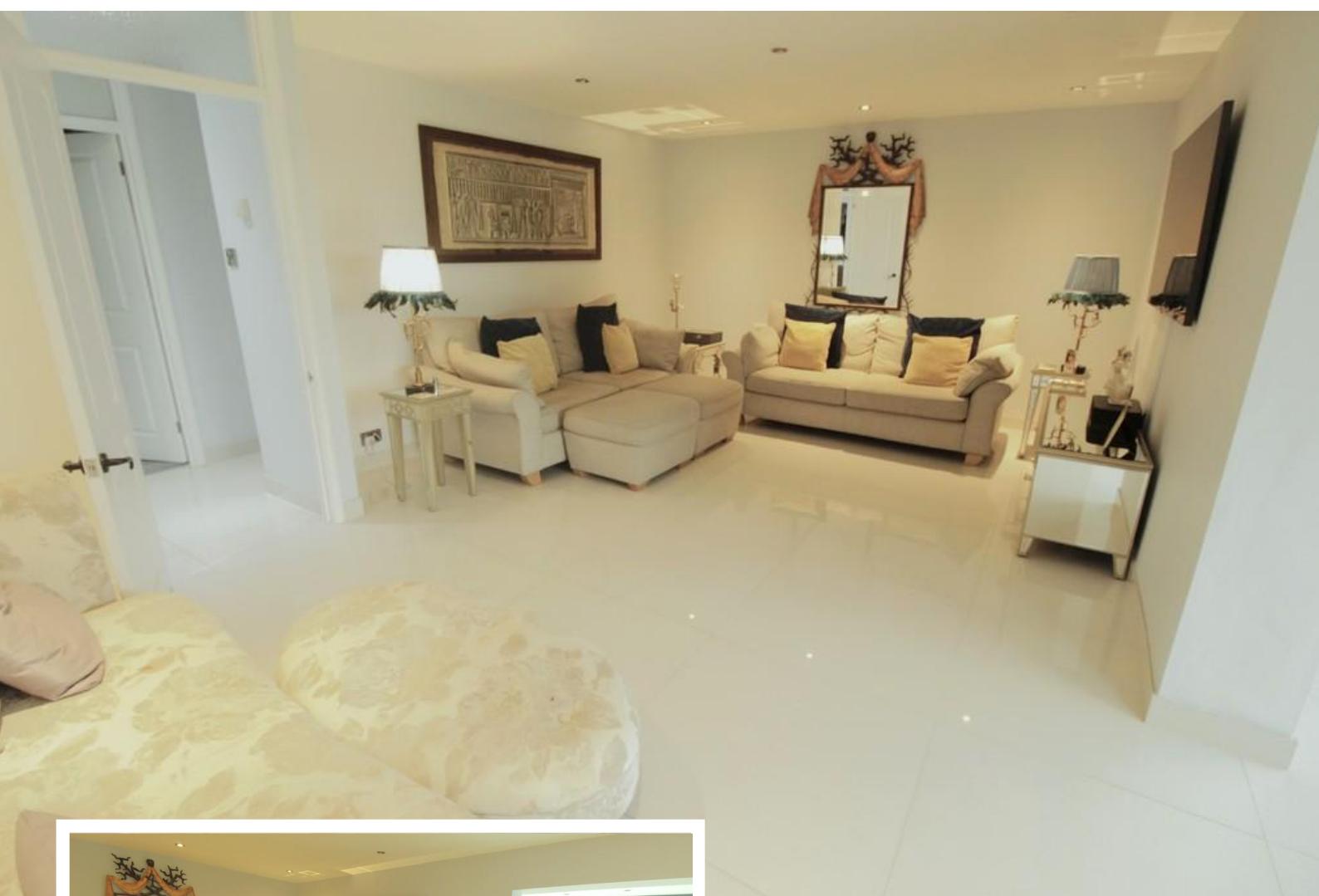
**Wingate & Withers**  
ESTATE AGENTS

- Three bedroom Bungalow
- Modern kitchen
- Large sunny lounge
- Private and enclosed garden

**Guide Price £685,000**

Freehold





## Property Description

### FRONT DRIVEWAY

Block paved driveway offering parking for up to three cars. Front garden mostly laid to lawn. Side access to the rear garden, garage with electric roller shutters, security camera and composite front door with glass panels leading to the hallway.

### HALLWAY

Recently fitted large white porcelain tiled flooring throughout the hallway, lounge and kitchen with white wooden doors leading the bedrooms, office, bathroom and lounge. Down lights, radiator, double width storage cupboard with hanging space and shelves. Loft access to the fully boarded loft with ladder.

### BATHROOM

Situated near the front door is this lovely low level shower room, floor to ceiling tiles, power shower, white basin built into a vanity unit, chrome heated towel rail, double glazed window with obscured glass and underfloor heating.





### THIRD BEDROOM

Adjacent to the bathroom this double bedroom benefits from a built-in cupboard, carpet, double glazed window overlooking the garden, radiator and central ceiling light.

### MASTER BEDROOM

Situated at the front of the property this lovely size master bedroom offers a wall of built in wardrobes with matching bedroom furniture of drawers and bedside cabinets. Central ceiling light, radiator and carpets.

### EN-SUITE

Lovely modern en-suite bathroom with a matching white bathroom suite comprising of a large 'P' shape bath with shower screen, nearly new power shower, hand basin built in to a vanity unit with drawers, toilet, chrome towel rail and floor to ceiling tiles. Double glazed window with obscured glass.

### SECOND BEDROOM

Superb size second bedroom with a large double glazed window overlooking the front garden, radiator, laminate flooring and downlights.

### OFFICE

Good size office that offers ample space for two desks and a vast amount of shelves. Tiled floor and cupboard housing the combi boiler.

### LOUNGE

Fantastic size modern lounge with large white porcelain floor tiles, generous amount of downlights, superbly decorated in tasteful tones, radiator and opening to kitchen/dining room.

### KITCHEN/DINING ROOM

Impressive kitchen and dining area that benefits from three large double glazed sliding doors leading out onto the patio area and garden. An abundance of natural light via the two atriums and a further double glazed window. The white porcelain tile floor offers underfloor heating and ample space for a large dining table and chairs. The perfect area for entertaining and family meals.

Open plan white gloss kitchen with a vast amount of matching eye and base level cupboards surrounding with granite worktop with galaxy moonstone. Double glazed window situated above the stainless steel sink with telescopic hose, appliances included are dishwasher, two built in ovens and stainless steel five burner gas hob.

### UTILITY ROOM

White wood door leading to the utility room with further built in cupboards, worktop above the washing machine, tumble dryer, downlights and shelves.





#### **GARDEN**

Private and enclosed garden with low maintenance astro turf grass, established shrubs and olive trees, patio area situated in the corner of the garden and a further patio area that is secluded sheltered seating area with vine trees trained to cover the area in the season. Perfect area for entertaining and relaxing all year round. Outside tap, exterior lights and door leading to the garage.



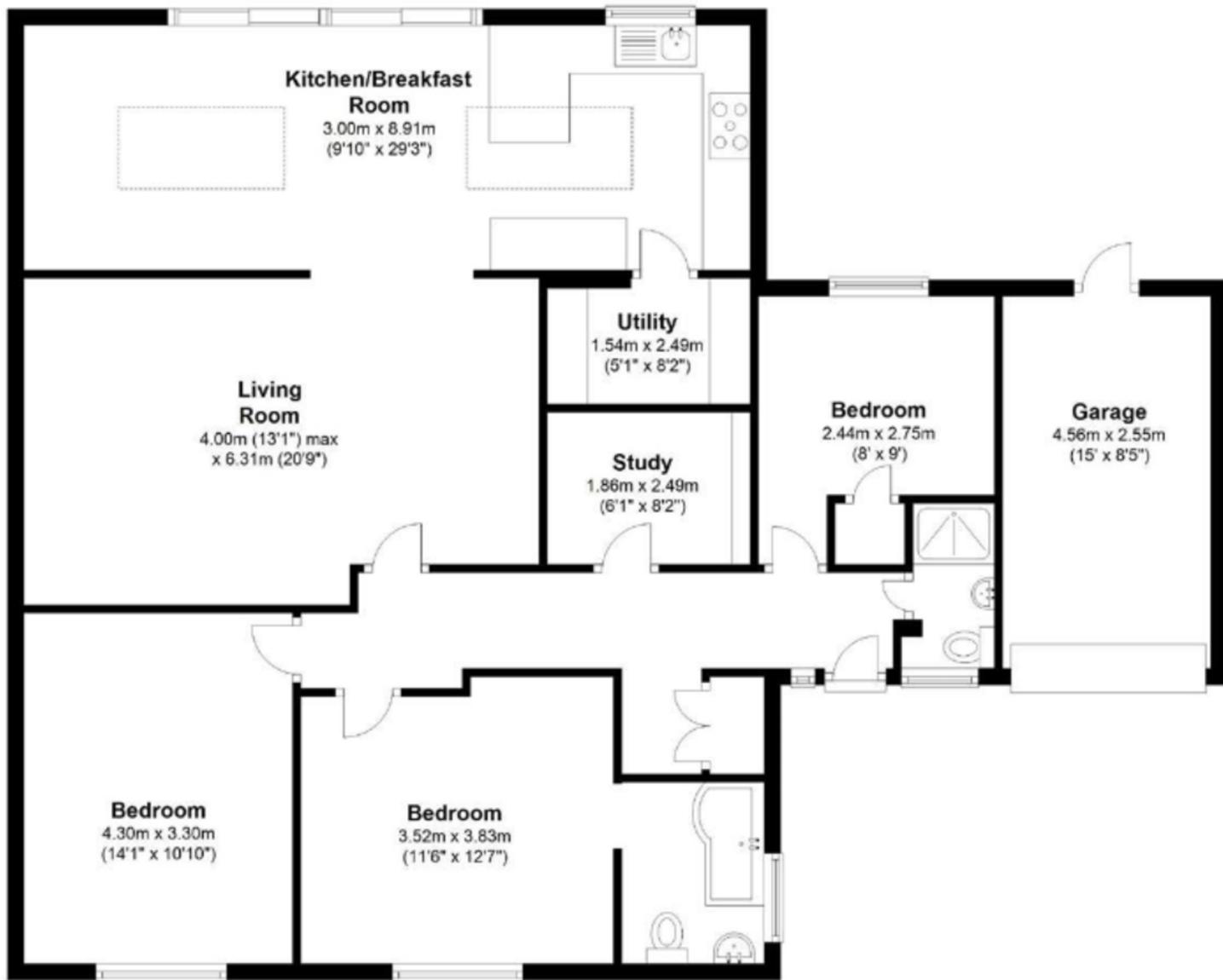
#### **GARAGE**

Large garage with electric roller door, concrete floor, light and power.



## Ground Floor

Approx. 128.6 sq. metres (1384.0 sq. feet)



Total area: approx. 128.6 sq. metres (1384.0 sq. feet)