



## Petersham Close

Byfleet, KT14 7HT

- Two Double Bedroom
- Large Living Room
- Modern Kitchen & Bathroom
- Large Loft & Garage

**Wingate & Withers**  
ESTATE AGENTS

**Guide Price £305,000**

First floor Apartment





## Property Description

### INTRODUCTION

Fantastic location for shops, buses and train links to London and Waterloo via Byfleet and New Haw Station, only 10 minute walk. Byfleet Village is a family friendly community that offers beautiful rural walks along the River Wey nearby and the Basingstoke Canal. Boatings clubs and Horse riding lessons are in the village suitable for families along with great schools of all years. St Marys primary and Byfleet Primary School are both in walking distance, secondary schools are nearby access via a school bus.

### PETERSHAM CLOSE

Surrounded by well maintained communal gardens this lovely two bedroom first floor flat benefits from an amazing amount of natural light all day via the large double glazed windows. The apartment was built in the 1960's with solid walls, concrete floor and generous size rooms.

Garage is in a block and ample parking for the residents of Petersham Close.





### **FRONT ENTRANCE**

White UPVC front door leading into this stunning apartment with modern carpeted stairs, coat hooks and leading into the landing with space for a sideboard. Loft hatch and ladder.

### **LOUNGE**

Fantastic size lounge that benefits from a wall of double glazed windows with fitted shutter blinds offering a light and bright living room overlooking the well maintained and landscaped garden surrounded by trees for a leafy and private outlook.

This generous size lounge offers ample space to be versatile with your furniture and could comfortably fit a dining table and three a piece suite. Concrete floor with under floor heating, two ceiling lights and hatchway to the kitchen.

### **MASTER BEDROOM**

Generous size master bedroom that accommodates a king size bed with a large double glazed window overlooking the front entrance, fitted shutter blinds, under floor heating and central ceiling light..

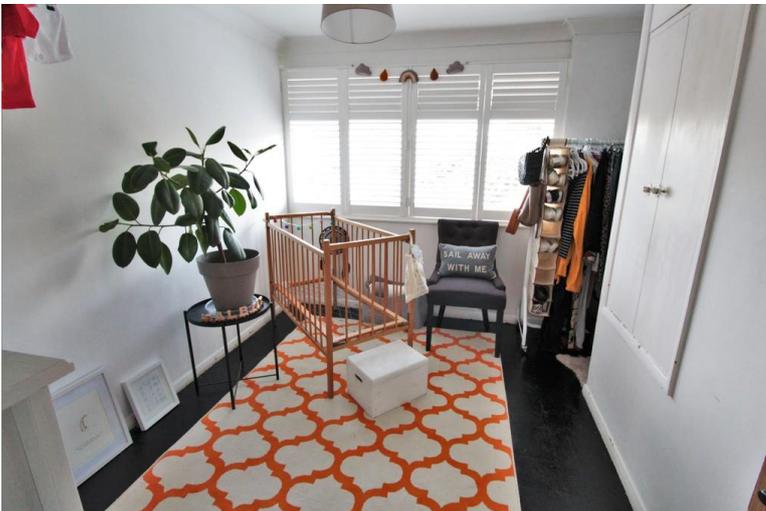
### **SECOND BEDROOM**

Double bedroom adjacent to the master that also comfortably fits a king size bed. Benefitting from a built in cupboard and alcove for additional storage that could have shelving installed, under floor heating, central ceiling light and a large double glazed window overlooking the front entrance.



### **BATHROOM**

Modern bathroom with floor to ceiling tiled walls, tiled floor and white bathroom suite comprising of a panel bath with Aqualisa Digital Shower and shower screen, contemporary hand basin built in to a vanity cupboard and low level toilet. Large double glazed window with obscured glass.



### **KITCHEN**

White high gloss modern kitchen that benefits from an abundance of natural light with dual aspect double glazed windows. Vast amount of pan drawers and eye level cupboards with built in electric hob and oven. Integrated appliances including a 50/50 tall fridge freezer, beko washer/dryer and stainless steel sink and drainer situated by the window to appreciate the garden views.

### **LOFT**

Super large loft with loft ladder for access, great for a vast amount of storage and a lot of head height.

### **GARAGE**

Single garage in a block nearby with up and over door.

### **FINER DETAILS**

The property is leasehold with 133 years remaining and outgoing are £18 per year for the maintenance charge.



# First Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 sq. feet)

68 High Road  
Byfleet  
West Byfleet  
Surrey  
KT14 7QL

[www.wingateandwithers.co.uk](http://www.wingateandwithers.co.uk)  
[info@wingateandwithers.co.uk](mailto:info@wingateandwithers.co.uk)  
01932 483 284

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements