



81 Chertsey Road, Byfleet, Surrey, KT14 7AP  
Price Guide £650,000

Freehold





## 81 Chertsey Road

Byfleet, KT14 7AP



Council Tax:

### Features

- Characterful home
- 3 Bedrooms
- Self contained annexe
- Driveway for 3 cars
- Walking distance to station
- 4 Reception rooms
- 2 Bath/shower rooms
- Garage
- Scope to enlarge (STPP)
- Village shops nearby

A delightfully charming semi-detached period property built around 1820 recently modernised and extended with SELF-CONTAINED ANNEXE. Offering an exceptionally large and versatile ground floor to accommodate the modern family life, located within an 8 minute walk of Byfleet & New Haw station (35 mins to London Waterloo) and Byfleet village.

Boasting a wealth of characterful features throughout the property comprises; a stylish entrance with impressive flooring and use of stain glass windows, a front aspect living room with a feature fire place and bi-folding doors in to a light and spacious dining room with access to the study and further bi-folding doors out to the garden. There is a front aspect snug/sitting room with feature fire place and original bay window, then to the rear is an open plan kitchen/breakfast area with characterful beams and a door out to the garden. The kitchen is a shaker style with fitted appliances including a large range cooker & dishwasher.

The first floor offers a generously sized master bedroom with a dual aspect and modern en-suite shower room. Bedroom 2 is a good size double and bedroom 3 are serviced by the family bathroom with shower over the bath. There is also a separate w/c.

Outside, there is a superb annexe with fitted kitchen and en-suite shower room, a larger than usual attached garage, parking on the driveway for 3 cars and a low maintenance sunny south-westerly facing private rear garden with outdoor utility room with w/c.

### Local Area

Byfleet Village offers local shops, pubs, restaurants, convenience stores and a bank. On the historic Brooklands Racetrack is Marks & Spencer, Tesco & Argos, along with Brooklands Hotel & Spa, Mercedes-Benz World & Brooklands Museum. For the commuter Byfleet/New Haw train station has services into London Waterloo. Via Rectory Lane there are the local recreational grounds and for the active, a David Lloyd sports club is accessible on the Brooklands Road.

M25 (Junc. 10) is 3 miles away giving access to the motorway network. Central London is 21 miles via the A3 and Heathrow and Gatwick airports are 13 miles and 21 miles respectively. The local area is served by an excellent selection of highly regarded state and private schools for all age ranges. There is also a good choice of leisure facilities including open countryside and the River Thames and the Wey Navigation Canal. There is a wide choice of local golf courses, football and rugby clubs and health clubs.

### Directions

From West Byfleet office head up Station Approach, then left on to Parvis Road, then at the roundabout turn left on to Chertsey Road, the property can be found on the left hand side towards the end of the road just on the corner of Berry Lane.

