



19 Mowbray Avenue, Byfleet, Byfleet, KT14 7PG

Price Guide £725,000

- Detached three bedroom bungalow
- Two bathrooms
- Conservatory with excellent views of the South facing garden
- Two reception rooms
- Private driveway providing off street parking for 3 cars
- Fantastic location in the heart of Byfleet Village

# 19 Mowbray Avenue, Byfleet KT14 7PG

Rarely available three double bedroom, two bathroom Detached Bungalow situated in the heart of Byfleet Village.

This modern 1930's Bungalow is located in one of Byfleet's most sought after tree lined avenue's the village has to offer.

Boasting a large South facing rear garden with summer house, patio and BBQ area, this landscaped garden is accessed via a well appointed conservatory, opening up to a large lounge, play room and beautiful kitchen and utility room.

Other benefits include a bathroom on a each floor, with the master bedroom and en-suite upstairs and a family bathroom and two further double bedrooms downstairs.



Council Tax Band: E





### Front driveway

Block paved driveway offering parking for three cars, side access to the garden via double width gates, composite front door leading to the hallway.

### Entrance hall

Welcome mat leading to this modern three bedroom chalet style bungalow. Light grey quick step laminate flooring, down lights, radiator and doors leading to bedrooms, bathroom and lounge/kitchen.

### Lounge

Light and bright lounge with tiled floor, radiators, Panasonic air conditioning/heat unit, downlights, open plan to kitchen and conservatory.

### Kitchen

Impressive kitchen with cream gloss curved eye and base level cupboards, drawers, solid wood work top and tiled splash back. Integrated under counter fridge, double electric oven, induction hob and extractor fan. Stainless steel sink and drainer situated by the double glazed window, down lights and opening to the utility room.

### Utility room

Generous amount of white wood cupboards with formica work top. Side aspect double glazed window, stainless steel sink and drainer, Baxi boiler and space for fridge/freezer, washing machine, separate tumble dryer and dishwasher.

### Conservatory

The perfect addition to the lounge to create a dining area with fitted blinds and views of the amazing South facing garden. This wonderful room can be used all year round with the Panasonic air conditioning/ heat exchange. Doors leading out onto the patio area and garden.

### Bedroom Two

Situated on the ground floor at the front of the property, this lovely size bedroom benefits from ample space for a superking bed and further bedroom furniture. Double glazed bay window with fitted shutter blinds, carpet, central ceiling light and radiator.

### Bedroom Three

Mirrored bedroom two on the ground floor with central ceiling light, double glazed bay window with fitted shutter blinds, further side aspect double glazed window, radiator, carpet and tall built in cupboard with shelves.

### Stairs

Carpeted staircase leading off the lounge to the Master bedroom and en-suite, Velux window with fitted blinds. Door leading to master bedroom.

### Master bedroom

Stunning master bedroom with dual aspect double glazed windows creating a light and bright room. Carpet, radiator, central ceiling light and door leading to the en-suite.

### En-suite to master

Modern en-suite with a large tiled shower enclosure and Hansgrohe power shower, wall hung toilet and basin built into a vanity unit with drawers. Chrome heated towel rail, vanity unit with mirror and motion light. Wood effect tiled floor, down lights, and door leading to eaves storage.

### Bathroom

Ground floor bathroom leading off the hallway with a large panel bath, Hansgrohe power shower and screen. Wall hung toilet, basin built into a vanity unit, towel rail, mirror with light, tiled floor, Velux window and part tiled walls.

### Garden

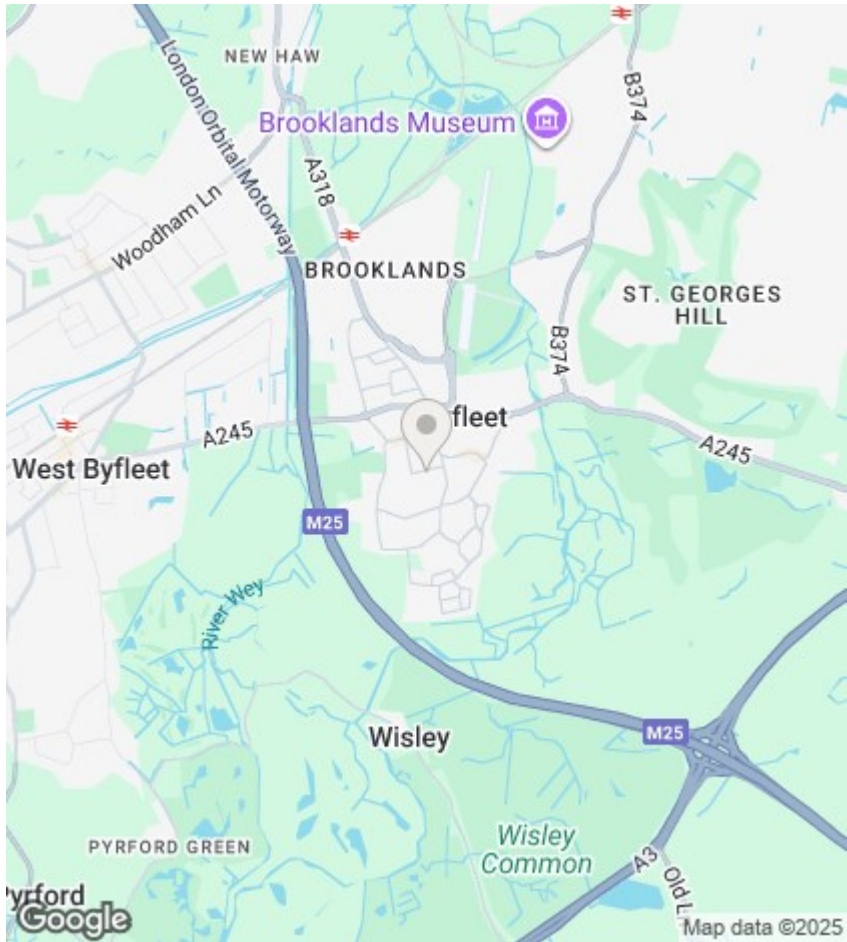
South facing rear garden mostly laid to lawn with secluded vegetable patch, large shed for storage and further shed that could be converted to an outside office both benefitting from light and power. This stunning garden offers an under cover seating area, outside tap, raised flower beds, patio area and double gates to the front garden.











## Directions

Head east on Parvis Rd/A245 towards Queens Ave. At the roundabout, take the 3rd exit onto High Rd. At the roundabout, take the 1st exit and stay on High Rd. Turn right onto Hopfield Ave. Turn left onto Mowbray Ave.

## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

