



20 Studland Road, Byfleet, Surrey, KT14 7RE

Price Guide £550,000

- Three bedroom family home
- Off street parking
- Tucked away in a quiet location
- Recently rewired

20 Studland Road, Byfleet KT14 7RE

This charming semi-detached house presents an ideal opportunity for families seeking a peaceful abode. This home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for both relaxation and entertaining guests.

The layout of the house is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

The quiet location enhances the appeal of this property, providing a serene environment while still being within easy reach of local amenities and transport links. This home is perfect for those who appreciate a blend of comfort and convenience.



Council Tax Band: D



Front driveway

Tucked away in a tranquil corner in Studland road with established flower beds and off street parking for one car.

Hallway

Composite front door with double glazed windows, tall ceiling, central ceiling light, understairs storage cupboard, solid wood floor and doors leading to the kitchen and lounge.

Lounge

Light and bright lounge with a double glazed bay window overlooking the front entrance, solid wood floor, central ceiling light, radiator and double doors with glass panels leading to the dining room.

Dining room

Continuation of the solid wood floor, wall and ceiling light, radiator and gas fireplace with ornate surround and mantelpiece. Patio doors leading to the garden and archway to the kitchen.

Kitchen

Well designed modern kitchen with a vast amount of eye and base level cupboards with lighting, solid wood worktop and stainless steel sink and drainer situated below a double glazed window overlooking the rear garden. Four burner electric cooker, contemporary extractor fan and space for; fridge, undercounter freezer and washing machine. Baxi boiler discreetly positioned in a cupboard, vinyl flooring and downlights.

Stairs to first floor and landing

Carpeted staircase leading to the first floor and landing with a side aspect double glazed window, loft access and doors leading to the bedrooms and bathroom.

Master bedroom

Spacious master bedroom situated at the front of the property with a double glazed window, solid wood floor and central ceiling light.

Bedroom two

Similar size to the master bedroom with a double glazed window overlooking the rear garden, laminate floor, central ceiling light, ornate fire place and a built in cupboard.

Bedroom three

Single bedroom with laminate floor, double glazed window and central ceiling light.

Bathroom

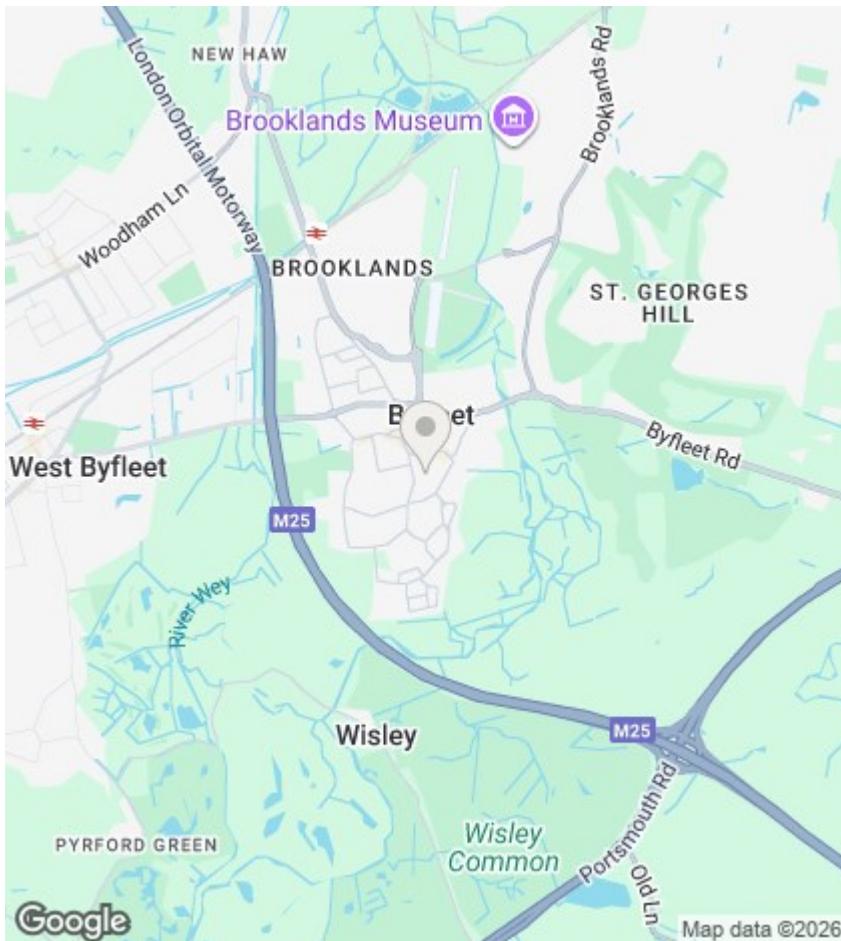
Contemporary white bathroom suite comprising of a panel bath with tiled walls, low level toilet and basin built into a vanity unit. Heated towel rail, double glazed window with obscured glass, down lights and vinyl floor.

Rear garden

Private and enclosed rear garden that is mostly laid to lawn with a large shed, outside tap, rear gate to a service road, patio area with lean to and access to the front driveway.







Directions

Parvis Rd Head east on Parvis Rd/A245 towards Queens Ave. Go through 1 roundabout. At the roundabout, take the 3rd exit onto Oyster Ln. At the roundabout, take the 1st exit onto High Rd. Turn right onto Studland Rd.

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 953 sq ft / 88.5 sq m

For identification only - Not to scale

