

8 Old Orchard, Byfleet, KT14 7RW

Price Guide £335,000

- Refurbished to a high standard throughout
- Private and enclosed garden
- New boiler and radiators
- Low outgoings and long lease

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Welcome to this beautifully refurbished maisonette located in the charming area of Old Orchard, Byfleet.

Upon entering, you will find a well-appointed reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The modern bathroom has been thoughtfully designed to meet contemporary standards.

One of the standout features of this maisonette is the high-quality refurbishment throughout, which includes a new boiler and radiators.

Additionally, the property benefits from a private and enclosed garden, offering a tranquil outdoor space for gardening, relaxation, or enjoying a sunny afternoon. This garden is a rare find in a maisonette and enhances the overall appeal of the property.

Situated in a desirable location, this maisonette is conveniently close to local amenities, transport links, and green spaces, making it an excellent choice for those looking to enjoy the best of Byfleet living.



Council Tax Band: C



Entrance

Exterior staircase leading to this amazing two bedroom first floor maisonette with white UPVC front door, exterior light leading to the entrance hall.

Entrance hall

Large welcome mat, down lights and white double doors creating a discreet utility area with space for a washing machine, tumble dryer and further storage.

Kitchen

Well designed modern kitchen with a vast amount of matching eye and base level cupboards, under cupboard lighting, wood effect work top and tiled splash back. Four burner hob, electric oven, extractor fan and integrated tall fridge/freezer and dishwasher. Full width double glazed window situated above a stainless steel sink and drainer, down lights and light grey flooring.

Lounge

Light and bright lounge with full width double glazed windows, ample down lights to create a relaxing atmosphere. Luxury grey carpet, radiator and space for a large sofa and dining table with chairs.

Door leading to the hallway with large built in storage cupboard, loft access and access to the bedrooms and bathroom.

Master bedroom

Spacious master bedroom with a full width double glazed window, luxury grey carpet, down lights, built in wardrobe and radiator.

Bedroom two

Situated at the front of the property, this lovely double bedroom benefits from a built in wardrobe, luxury carpet, radiator, down lights and double glazed window.

Bathroom

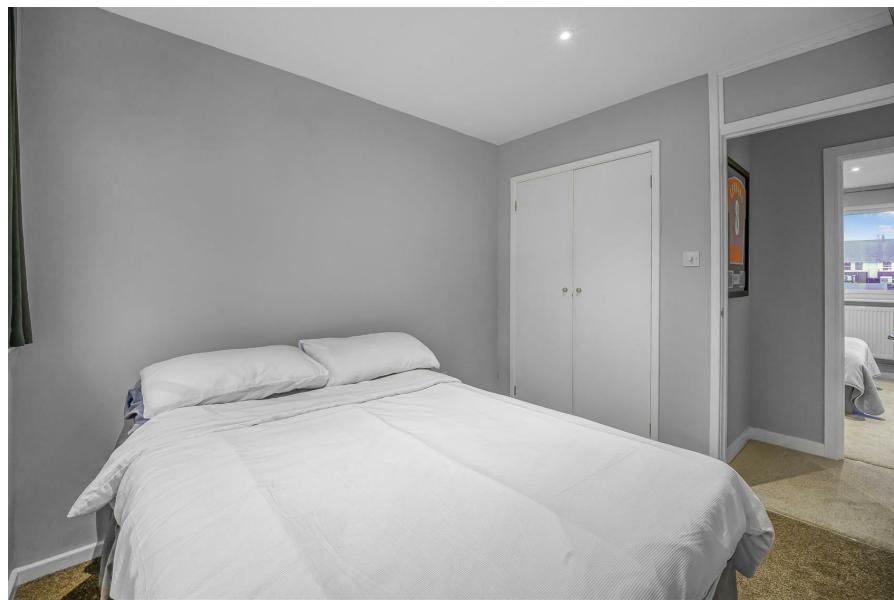
Contemporary bathroom with a large white panel bath, shower over bath with screen, low level toilet and hand basin built into a vanity unit. Floor to ceiling tiles, chrome heated towel rail, double glazed window with obscured glass, down lights and tiled floor.

Garden

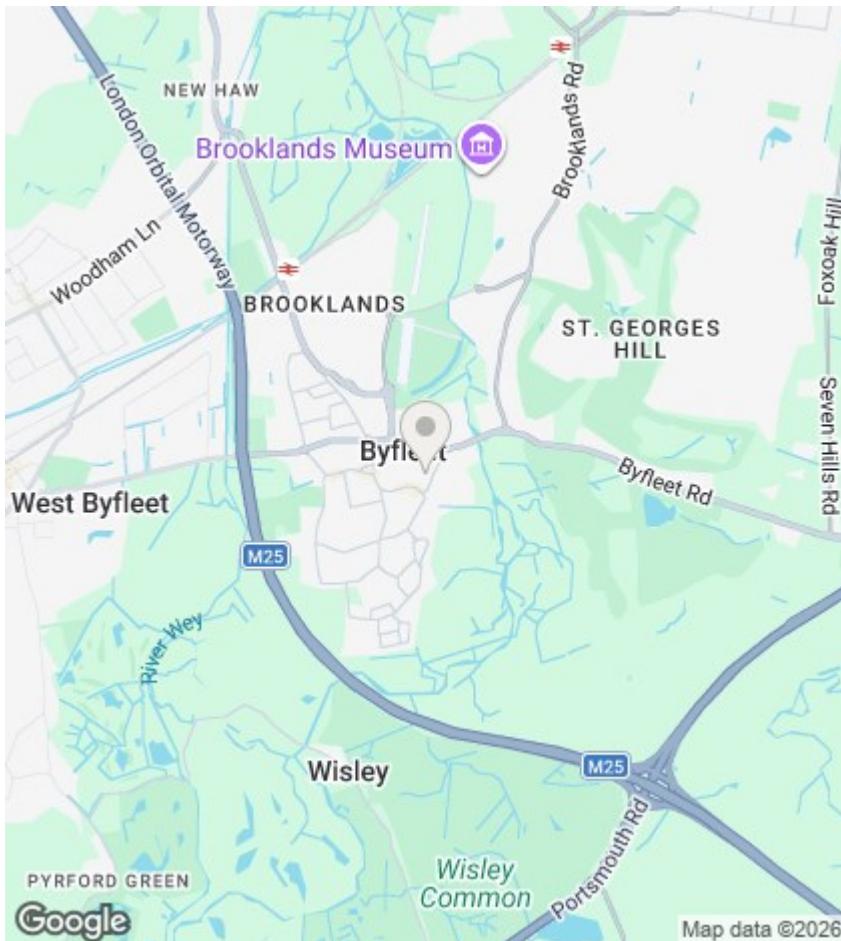
Private and enclosed garden, mostly laid to lawn with seasonal flower bed, patio area and secure gate.

Garage

Single garage in a block with new up and over door and recently replaced roof.







Directions

Parvis Rd. Head 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. At the roundabout, take the 1st exit and stay on High Rd. Turn left onto Old Orchard.

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	78
EU Directive 2002/91/EC			

First Floor

Approx. 55.1 sq. metres (593.0 sq. feet)



Total area: approx. 55.1 sq. metres (593.0 sq. feet)