



12 Church Road, Byfleet, Surrey, KT14 7EH

Price Guide £950,000

- Luxury refurbished three bedroom bungalow with a detached annex
- Exposed beams & high ceilings
- Large master bedroom and ensuite
- Gated driveway & parking for over four cars
- Stunning kitchen with bi-fold doors providing panoramic views
- Water softener

# 12 Church Road, Byfleet KT14 7EH

Outstanding refurbished detached bungalow offers a perfect blend of modern luxury and classic charm. Built in the late 1920s, this property has been thoughtfully updated to provide a comfortable and stylish living experience.

One of the standout features of this property is the detached annex, which provides additional living space that can be used as a guest suite, home office, or even a studio.

The exterior of the property includes parking for four vehicles, ensuring ease of access while maintaining a sense of tranquility in this residential area. The beautifully refurbished interiors are complemented by the bungalow's classic architecture, creating a warm and inviting atmosphere.

This exceptional property on Church Road is not just a home; it is a lifestyle choice, offering luxury living in a peaceful setting. Whether you are looking to entertain, relax, or simply enjoy the comforts of a well-designed space, this bungalow is sure to impress.



Council Tax Band: E



## INTRODUCTION

Outstanding refurbished throughout bungalow which has been configured to create three bedrooms, two bathrooms, two/ three reception rooms and a one bedroom annex with bathroom.

The addition of the Bi-fold doors to the amazing kitchen/breakfast room will leave you breathless, whilst taking in the panoramic views of the rear garden and the lovely exposed beams in the kitchen breakfast room, living room and annexe.

Situated in the most sought after location on Church Road that is only minutes walk to the Surrey Wildlife Trust land spanning over 140 acres and accessed via Mill Lane and close proximity to the village shops. The A3 and M25 and Byfleet and New Haw station are all close by.

## DRIVEWAY

Set behind electric gates and a further pedestrian gate, this lovely detached bungalow benefits from off street parking for over 4 cars. Black roller shutter garage doors, EV charging point and steps leading to the porch way and solid wood front door with glass panels.

## ENTRANCE HALL

Large entrance hall with side aspect glass brick window, inset welcome mat with tiled surround and radiator. Downlights, radiator, double glazed window and access to the loft. LVT wood effect floor, doors leading to the bedrooms and bathroom and opening into living room.

## LIVING ROOM

Impressive living room with an abundance of character including a vaulted ceiling with wood beams, double glazed window overlooking the front entrance and bi-fold doors leading to the garden. Wood burner with solid oak beam, LVT wood effect floor, ceiling lights and radiators.

## KITCHEN

Breathtaking kitchen/dining room with superior modern features including a vaulted ceiling with wood beams and spectacular corner bi-fold doors creating an exquisite dining area perfect for entertaining and family meals.

Well designed kitchen benefitting from a vast amount of eye and base level cupboards with granite worktop. Fridge/freezer, dishwasher, Quooker brushed gold mixer tap, Barrazza gas hob, built in air fryer, double oven and extractor fan. Ceramic tiled floor with underfloor heating, vertical radiator and door leading to the utility room.

## UTILITY ROOM

Large utility room with eye level cupboards, space for washing machine and tumble dryer. Tiled ceramic floor, down lights, two side aspect double glazed windows and door with full length glass panel leading to the rear garden.

## MASTER BEDROOM

Leading from the lounge through this high specification solid door on a sliding track, this luxury master bedroom benefits from a walk in wardrobe with light, carpet, double glazed window over looking the garden, radiator, down lights and door leading to en-suite.

## EN-SUITE

Floor to ceiling brick tiled walls, large low level shower enclosure with black monsoon shower head and additional hose, feature vinyl designed wall, down lights, low level toilet, his and hers circular hand basins built in to a vanity unit, granite floor and extractor fan.

## BEDROOM TWO

Double bedroom situated at the front of the property benefitting from down lights, carpet, radiator and double glazed window.

## BEDROOM THREE

Double bedroom leading off the hallway with a double glazed window over looking the entrance, carpet, down lights and radiator.

## BATHROOM

Larger than average family bathroom comprising of a roll top bath, separate tiled shower enclosure, floor to ceiling white tiles, ample double glazed fan windows creating a light and bright bathroom. vertical radiator, hand basin built in to a vanity unit and low level toilet.

## CLOAKROOM

Unique cloakroom consisting of a brass hand basin and raised brass mixer taps, low level toilet, down lights, extractor fan and floor to ceiling tiles.

## STORAGE

Roller shutter door leading to the storage housing the boiler, benefitting from light and power.

## ANNEX

Larger than average annex situated in the rear garden with double glazed patio doors leading to the reception area benefitting from wood beams, track lights and electric panel heating.

Door leading to bedroom and bathroom with Aqualisa shower, large tiled shower enclosure, low level toilet and hand basin built into a vanity unit.

Spacious double bedroom with double glazed window, electric panel heating and down lights.

## GARDEN

Private and enclosed tranquil garden, low maintenance astro turf, raised flower beds with established olive trees, external light and power, decking area surrounding the annex with a separate seating area.

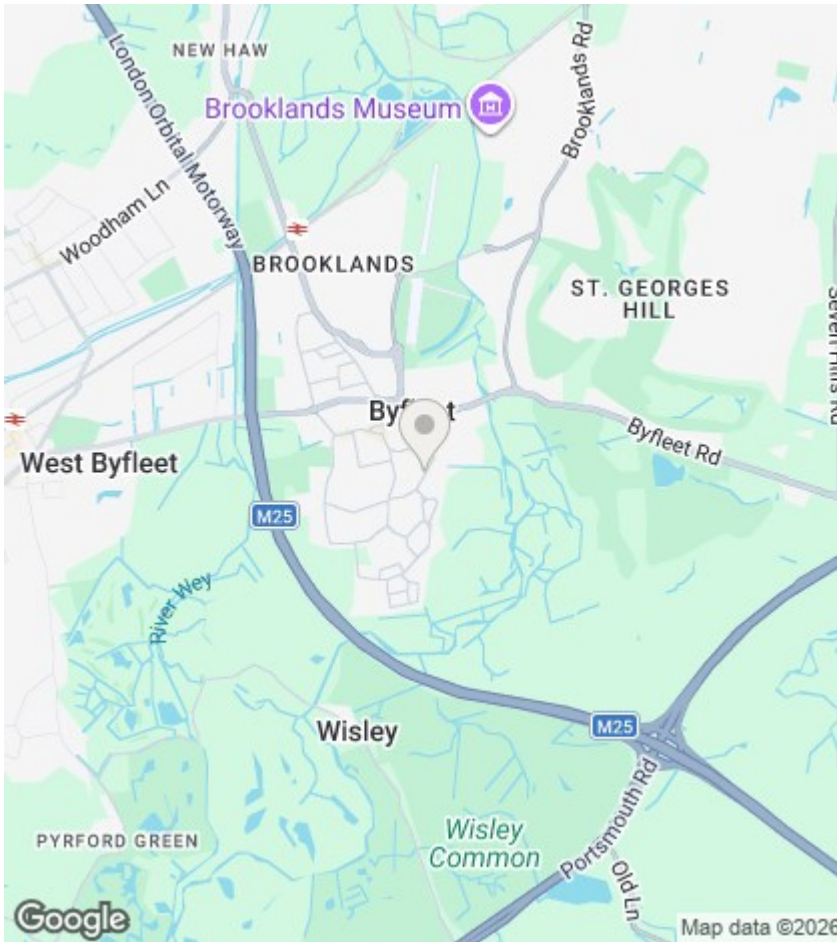
Extending from the lounge and connecting the kitchen is a large patio area suitable for entertaining all year round with a covered seating area and further decking bringing the outside/ inside kitchen with two bi folding doors creating a simplest, effective and extension of the dining area.

## PLANNING

Planning approved previously for a 2 bedroom and 1 bathroom loft conversion.







## Directions

Parvis Road (A245), West Byfleet. Head Southeast on A245 (towards Woking/Byfleet). At the mini-roundabout (near the Co-op), take the 3rd exit onto High Road (A245). Turn right onto Church Road. 12 Church Road will be on your left.

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 167.0 sq. metres (1797.9 sq. feet) (excluding Walk-in Wardrobe)



Total area: approx. 167.0 sq. metres (1797.9 sq. feet)