



2 Rivermead, Byfleet, Surrey, KT14 7BZ

Price Guide £475,000

- Three bedroom family home
- South facing low maintenance rear garden
- Spacious lounge
- End terrace
- Garage in a block
- No chain

## 2 Rivermead, Byfleet KT14 7BZ

Delightful three-bedroom end-terraced house offers a perfect blend of comfort and convenience. Situated within the picturesque Grasmead estate, residents can enjoy the beauty of acres of woodland, providing a serene backdrop for leisurely walks and outdoor activities.

The property boasts a well-designed layout, ideal for families or those seeking extra space. The three bedrooms are generously sized, allowing for ample natural light and a warm, inviting atmosphere. The south-facing low maintenance garden is a particular highlight, offering a sunny retreat for relaxation or entertaining guests without the burden of extensive upkeep.

Garage in a nearby block adds to the practicality of this home. Furthermore, the proximity to the River Wey enhances the appeal, providing opportunities for scenic strolls along the water's edge.



Council Tax Band: D



### Front garden

Established shrubs and mostly laid to lawn with a brick footpath to the porchway, outside tap, space for bins, external storage cupboard housing the fuse board and wood front door with glass panels.

### Hallway

Light and bright hallway with a side aspect double glazed window with obscured glass, wood floor, radiator, central ceiling light and further doors leading to the kitchen lounge and cloakroom.

### Cloakroom

Sliding pocket door leading to the cloakroom consisting of a low level toilet and hand basin built in to a vanity unit, laminate flooring and down lights.

### Lounge/dining room

Spacious lounge with a wall of double glazed patio doors, allowing an abundance of natural light, wood flooring, three radiators, two ceiling lights on dimmer switch and large understairs storage cupboard housing the gas meter.

### Kitchen

Situated in the front of the property this good size lounge benefits from a vast amount of eye and base level cupboards with formica worktop on both sides, and tiled splash back. Gas cooker with extractor fan, washing machine, tall fridge freezer and space for slimline dishwasher. Stainless steel sink and drainer below the full width double glazed window, tiled floor and down lights.

### Stairs

Carpeted staircase leading to the first floor and landing with loft access, floor to ceiling storage cupboard, further cupboard over the top of the stairs and additional cupboard housing the water tank.

### Master bedroom

Fantastic size master bedroom with amazing views of the Wildlife trustland. Large double glazed window, carpet, central ceiling light, built in double wardrobe and radiator.

### Bedroom two

Similar size to the master bedroom situated at the front of the property with a double glazed window, carpet, central ceiling light, built in wardrobes and radiator.

### Bedroom three

Large single bedroom adjacent to the master bedroom appreciating the wild life trustland views, radiator, carpet and central ceiling light.

### Bathroom

White bathroom suite comprising of a large bath with thermostatic shower, screen, hand basin built into a vanity unit and low level toilet. Part tiled walls, chrome heated towel rail, double glazed window with obscured glass, ceiling light, mirror and tiled floor.

### Garden

South facing, low maintenance rear garden with patio area, astro turf with footpath leading to the shed and rear garden gate.

### Garage

Single garage in a block with up and over door.

### Grasmead Estate

The beautiful estate comprises of 6 acres of garden, woodlands, meadows and a tranquil stretch of the River Wey, which joins the Thames at Weybridge. Growing on the estate are a number of magnificent oak trees.

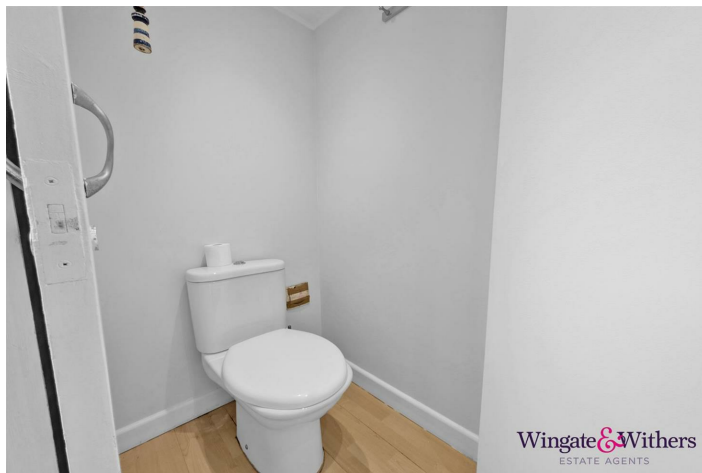
The estate is made up of 84 homes situated within three roads, Millmead, Rivermead and Grasmere Way (2 houses are located on High road at the entrance to the estate).

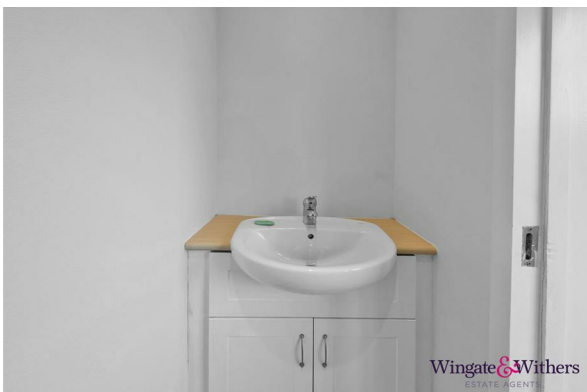
Adjacent to the river there is a small gate leading onto Mill Lane, which follows the course of the River Wey along which there are a number of pleasant walks of varying lengths and suitable for all ages.

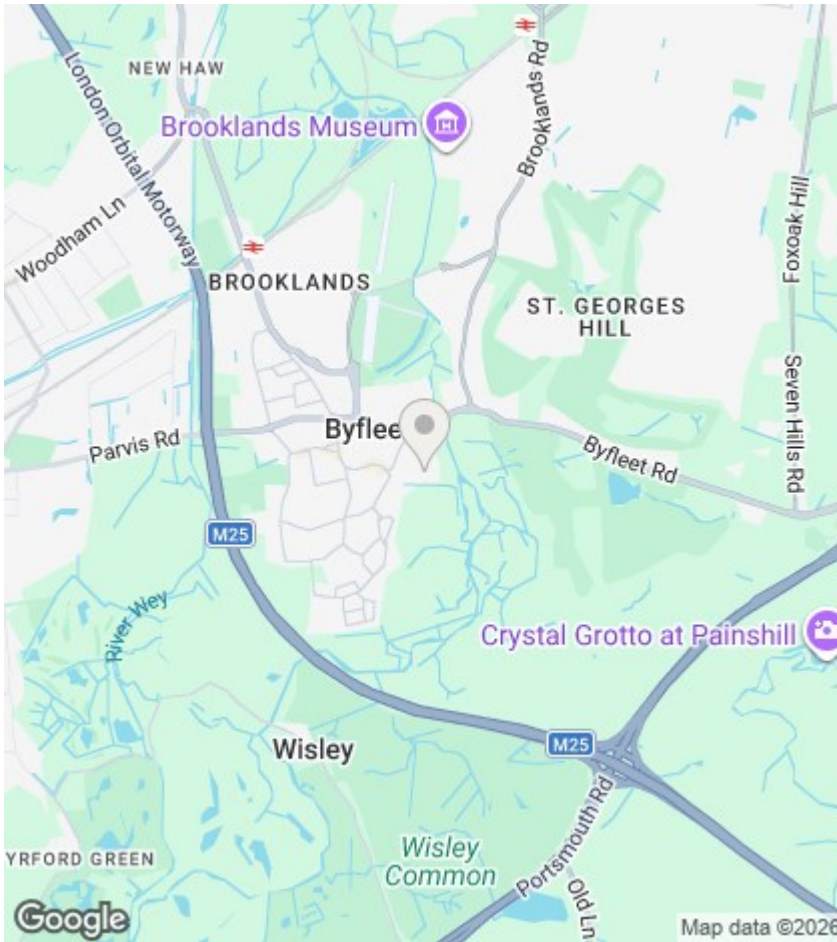
So please take the time to explore the surrounding area and enjoy what is right on the door step.

### Maintenance & Upkeep

The general upkeep and maintenance fee is £300 per annum which covers the 6 acres of gardens by professional contracted gardeners and the selection of magnificent oak trees.







## Directions

NCP Byfleet & New Haw Station (1, 2 & 3), Byfleet Road, Addlestone, Surrey, UK Head east on Byfleet Rd towards A318 Turn right onto Byfleet Rd/A318 Continue to follow A318 At the roundabout, take the 1st exit onto Parvis Rd/A245 At the roundabout, take the 3rd exit and stay on Parvis Rd/A245 Continue straight onto High Rd Turn left onto Grasmere Way Turn left onto Rivermead Destination will be on the right Arrive: Rivermead, Byfleet, West Byfleet KT14 7BZ, **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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.4 SQ.M.)  
TOTAL APPROX. FLOOR AREA 923 SQ.FT. (85.7 SQ.M.)