Wingate & Withers
ESTATE AGENTS









16 Dawson Road, Byfleet, Surrey, KT14 7JD

Price Guide £425,000

E.P.C Rating C

Freehold

- Two Double Bedrooms
- Potential To Extend into Loft STPP
- Off Street Parking
- Recently refurbished modern kitchen
- Sunny Garden
- Larger than average bathroom.

68 High Road, Byfleet, West Byfleet, Surrey, KT14 7QL
01932 483 284
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16 Dawson Road, Byfleet KT14 7JD

Situated in a popular road in Byfleet , this delightful mid-terrace house offers a perfect blend of character and modern living. Built in the 1900s, the property boasts two spacious double bedrooms, making it an ideal family home.

As you enter, you are welcomed into a warm and inviting reception room, featuring potential for an open fireplace that adds a touch of traditional charm and creates a cosy atmosphere for those chilly evenings.

The modern kitchen is well-equipped and designed for both functionality and style, providing an excellent space for culinary enthusiasts to prepare meals and entertain guests.

This property is not just a house; it is a home filled with potential and warmth. Its location in Byfleet provides easy access to local amenities, schools, and transport links, making it a desirable area for families and individuals alike.

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Council Tax Band: C







FRONT DRIVEWAY
Potential for parking one car on shingle, footpath leading to the front door and storm porch.

ENTRANCE
Composite blue front door leading into the hallway with ornate tile flooring, radiator with cover, ceiling light, carpeted stairs leading to the first floor and a wooden door with glass panels leading to the lounge.

LOUNGE
Light and bright spacious living room with engineered wood floor, large double glazed bay window with fitted blinds, original fireplace opened up with space for a wood burner or open fire. Radiator, central ceiling and wall light and wood door to the kitchen/dining area.

KITCHEN/BREAKFAST ROOM
Recently refurbished kitchen with a vast amount of matching eye and base level Halesworth dusk blue cupboards, quarts work top and tiled splashback. White butler sink situated below a double glazed window, induction hob, electric oven and extractor fan. Integrated appliances including a full size fridge freezer, dishwasher and washing machine. Tiled floor, two ceiling lights, radiator, understairs storage cupboard, further double glazed window in the dining area and back door leading to the garden.

STAIRS
Carpeted staircase leading to the first floor and landing.

BATHROOM
Immaculately presented with floor to ceiling tiled walls and floor, double glazed window with obscured glass, large enclosed white panel bath with shower over bath and shower screen. Hand basin on a pedestal with chrome taps, white low level toilet, radiator and chrome heated towel rail. Built in cupboard housing the Worcester combi boiler. Loft hatch leading into a spacious loft and potential to extend. STPP

MASTER BEDROOM
Situated at the front of the property, this generous sized master bedroom benefits from a large walk in dressing area, double glazed window, radiator, carpet and central ceiling light.

BEDROOM TWO
Double bedroom with carpet, radiator, central ceiling light. Ample space for a bed, wardrobe, drawers and double glazed window overlooking the rear garden

GARDEN
Private and enclosed rear garden mostly laid to lawn with a large patio area, outside tap, external electrical socket, stepping stones leading to a secluded pretty garden area with raised flower beds, sunny decking space and a shed suitable for storage.

LOCAL KNOWLEDGE
Two bedroom family home in a great location for mainline train station to Waterloo from Byfleet and New Haw station. Catchment area for Byfleet Primary School only a five minute walk away, also benefiting from Marks and Spencers, Tescos at Brooklands and close to the A3 to London. Perfect commuters location for families and rural walks along the canal.















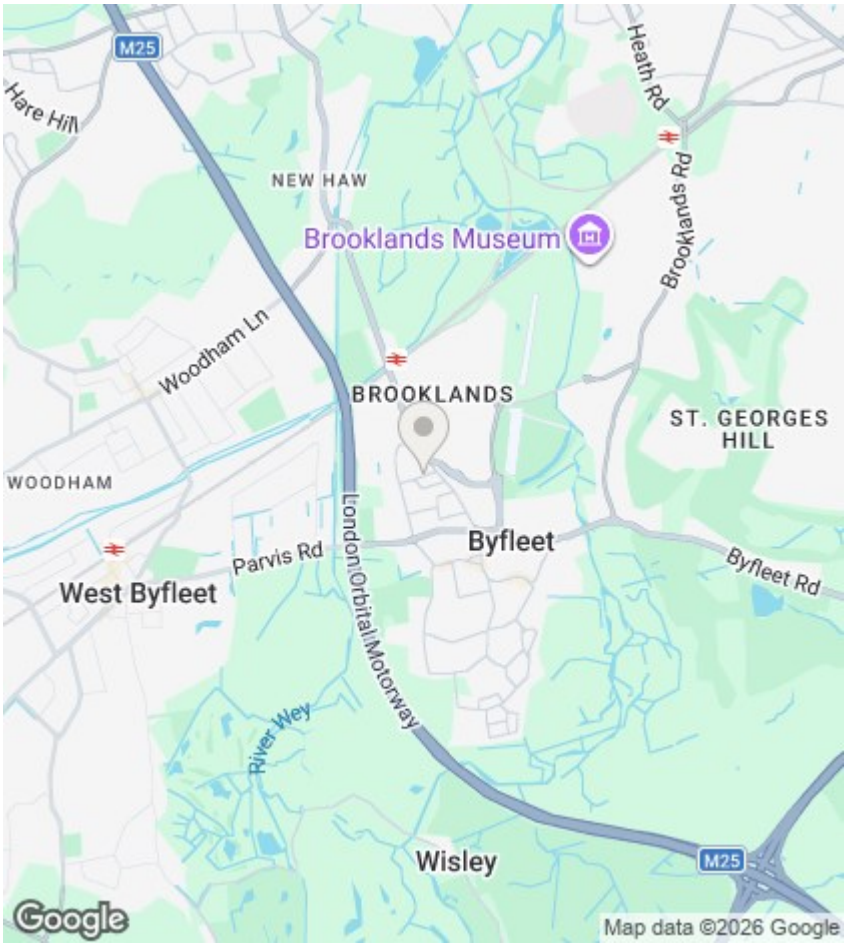












Directions

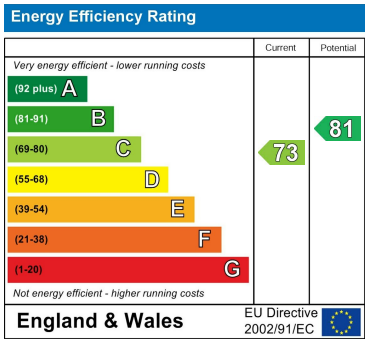
Byfleet and New Haw Station Head west on Westfield Parade towards Byfleet Rd/A318 Turn left onto Byfleet Rd/A318 Continue to follow A318 Turn right onto Chertsey Rd Turn left onto Dawson Rd Destination will be on the right Dawson Road,

Viewings

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

EPC Rating:

C





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