



## West Byfleet

Guide Price £875,000 (Freehold)

A delightful, four bedroom detached home situated in a sought-after location within walking distance of West Byfleet's shops and station. Landscaped garden, ample parking and single garage. EPC Rating D.





Are you looking for a good size family home in a central location with flexible living? Well I think I have found you just that.

In the heart of West Byfleet with brilliant access to an array of shops, bars and restaurants plus West Byfleet station, this little gem sits proudly in one of the most sought after roads in West Byfleet. Great parking will always greet you here with an added bonus of a single integral garage with an electric door so you can always have piece of mind when tucking your pride and joy away each evening.

Once through the door you will be greeted with a fantastic hallway and its clear to see there are many ways you can live here, when friends and family come over to visit. From the large lounge area to the dining area with a further separate study/bedroom four, so plenty of downstairs space to entertain. At the end of those long days three bedrooms will greet you with a further family bathroom too. In the mornings, why not surprise everyone to a lovely cooked breakfast on the patio to start your day off in the right way.

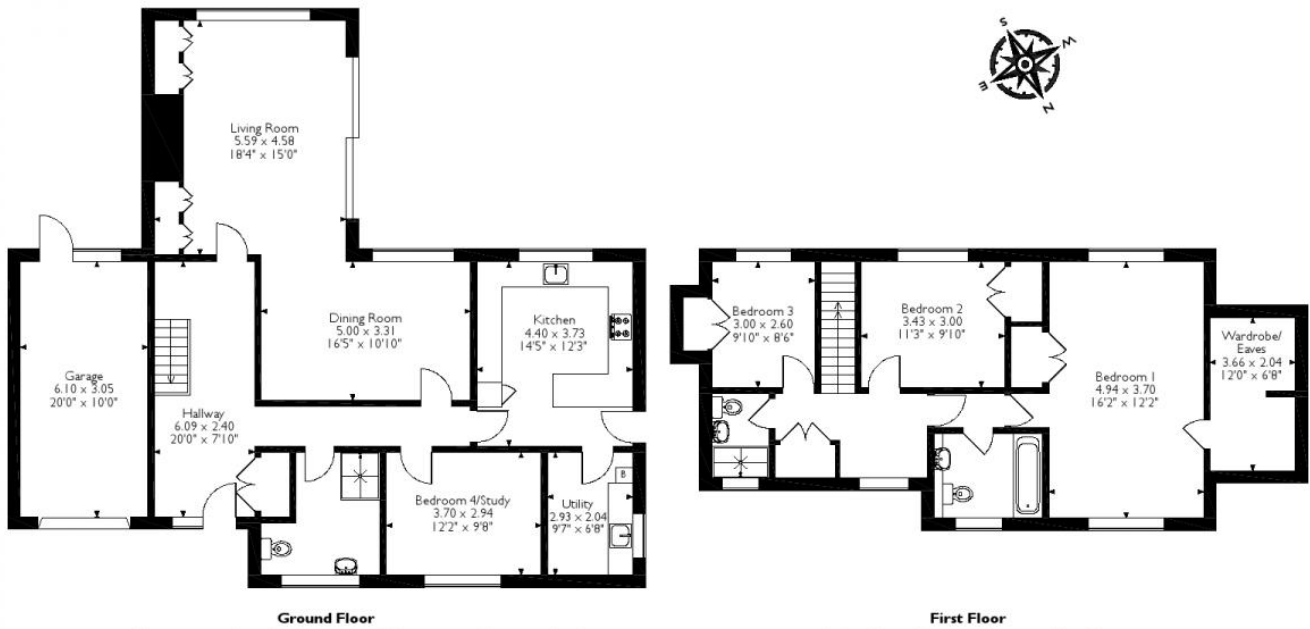
You really have it all here with this incredible location and I feel this is exactly what you could be looking for. We look forward to hearing from you.

- Three/Four Double Bedroom Family Home
- Flexible Living Accommodation

- Downstairs Shower Room with Further Family Bathroom
- Ample Parking with Integral Single Garage with Electric Door
- Fantastic Central Position

# Floorplan

Approximate Gross Internal Area  
Main House = 184 Sq M/1981 Sq Ft  
Garage = 19 Sq M/200 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

# Directions



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.