

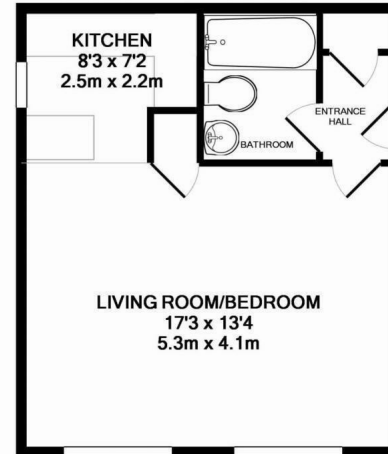


Wakefield Close, Byfleet, West Byfleet, KT14 7NA

## Guide Price £165,000

Offered to the market with no onward chain is this well-presented first floor studio flat offers a bright and spacious living area, thoughtfully arranged to maximise space and comfort. The property features an open-plan kitchen, ideal for modern living, and a tidy bathroom fitted with a white suite. Additional benefits include low outgoings, 112 year lease and an allocated parking space for added convenience.

Perfectly located, the flat is within easy walking distance of the mainline train station, the local village amenities, and Brooklands Retail Park, making it an excellent choice for commuters and those seeking a well-connected yet convenient lifestyle.



TOTAL APPROX. FLOOR AREA 355 SQ.FT. (32.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

**EPC: 70/76**

**Leasehold**

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