



ALEXANDER RUMSEY
REAL ESTATE

Byfleet Road, New Haw, KT15

Guide Price £325,000

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Set within a small, well-maintained block in a sought-after part of New Haw, this split-level home offers an ideal first step onto the property ladder or a low-maintenance move for professionals and downsizers alike. With its private entrance, own garden, and remarkably low annual costs, this is a smart, practical choice in a great location — early viewing is highly recommended.

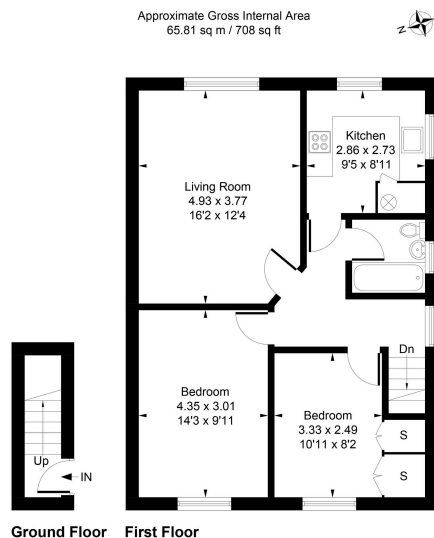
Tucked just off Byfleet Road, this bright and welcoming maisonette is presented in excellent condition throughout. In the main living area, the space opens up into a large and versatile lounge that comfortably fits a sofa and dining table, with a large front window drawing in natural light throughout the day. The living room offers a peaceful, neutral setting — ideal for relaxing or entertaining. Just off the living area, the modern kitchen is well-planned, with contemporary units, integrated appliances, and enough worktop space to suit everyday use. It's smart, clean, and practical with a layout that makes good use of the room available.

Upstairs, two genuine double bedrooms provide excellent flexibility. Whether you're sharing with a friend, working from home, or simply want a separate guest room, both bedrooms are comfortably sized and easy to furnish. The bathroom is modern and well-kept, with tiled walls, a full-sized bath, and a fitted shower above — ticking the box for both quick mornings and long, relaxing soaks.

The garden, found to the rear of the building, is a real bonus. Private, well-proportioned, and set to lawn with a patio area, it's a rare feature for a property of this type. It offers outdoor space to enjoy without being overwhelming to maintain, whether you're planting, relaxing, or entertaining. The property also includes allocated parking, and with its own private entrance, you have that added sense of independence often lacking in apartment-style living. The share of freehold structure keeps things simple and cost-effective, with a remarkably low service charge of just £18 per year and no monthly fees, making this a particularly appealing option for those conscious of long-term costs.

The location further adds to the home's appeal, particularly for those wanting strong connections.





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.

- Share Of Freehold
- Split-Level Maisonette In Immaculate Condition
- Sought-After Location
- Two Double Bedrooms
- Modern Kitchen & Family Bathroom
- Private Garden And Entrance
- Allocated Parking
- Small Block
- Spacious Living Room
- Close Proximity To All Local Amenities & Byfleet And New Haw Station

