



ALEXANDER RUMSEY

Real Estate Services

Dartnell Avenue, West Byfleet, KT14

Guide Price £1,185,000

🛏 4 🚿 2 🚗 3



Beautifully presented family home in a highly desirable West Byfleet avenue, Birch Cottage offers generous space, modern comfort and a wonderful mature plot, making it an ideal choice for those seeking a quality home in a sought-after residential setting.

Positioned on one of the area's most popular tree-lined roads, this attractive four-bedroom detached home has been thoughtfully updated by the current owners. The décor is tasteful throughout and the layout is designed to suit modern family life, with flexible rooms that can easily adapt as needs change.

The ground floor centres around a bright and spacious reception and dining room, featuring French doors that open directly onto the garden, creating an inviting space for both everyday living and entertaining. The well-planned kitchen sits at the rear of the property and enjoys lovely garden views, making it a pleasant and practical place to prepare meals. A separate study provides a quiet spot for home working, but could equally serve as a playroom or cosy snug depending on preference.

Upstairs, the generous landing leads to four well-proportioned bedrooms. The principal bedroom includes a useful dressing room, fitted storage and a smart modern en suite. The remaining bedrooms are served by a family bathroom that includes both a bath and a separate shower, ensuring comfortable and convenient use for households of any size.

The garden is a real highlight. Beautifully kept, it features a large patio terrace ideal for outdoor dining, a shaded area for relaxing in warmer weather, and a well-maintained lawn framed by mature shrubs and planting that provide excellent privacy.

Additional benefits include two single garages and ample off-street parking. The size of the plot and the current layout also present exciting potential for future extensions, subject to the usual planning permissions.

West Byfleet remains a popular location for families and commuters due to its village feel, tree-lined avenues and excellent transport links.

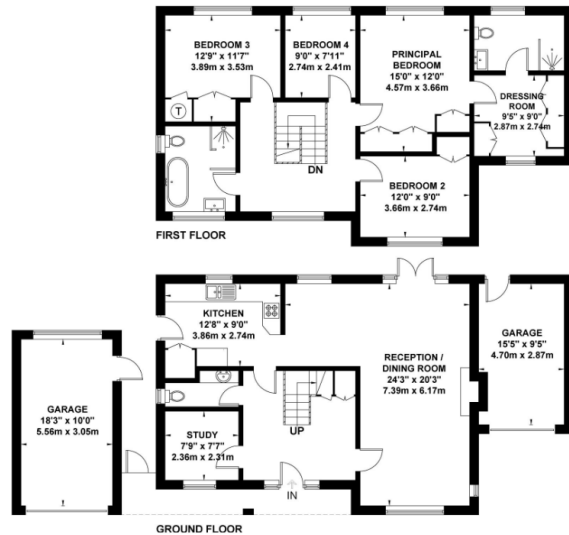


Dartnell Avenue, West Byfleet

Approximate Gross Internal Area = 154.2 sq m / 1659 sq ft

Garages = 30.4 sq m / 327 sq ft

Total = 184.6 sq m / 1986 sq ft



- Potential for further extension subject to the usual planning permissions.
- Beautifully presented four bedroom detached family home on a generous plot.
- Well-appointed kitchen located at the rear with attractive garden views.
- Principal bedroom with dressing room, fitted storage and modern en suite.
- Mature, well-kept garden with patio terrace, shaded seating area and lawn.
- Positioned on one of West Byfleet's most sought-after and leafy avenues.
- Spacious reception and dining room with French doors onto the garden.
- Separate study ideal for home working, a playroom or a cosy snug.
- Family bathroom with both a separate shower and full-size bath.
- Two single garages plus ample off-street parking.

