



Homes of Distinction

WEST BYFLEET

Hollybank Road, West Byfleet, Surrey, KT14

An exquisite three/four bedroom residence positioned within this sought after location.

Positioned on one of West Byfleet's finest roads, this charming property offers unparalleled convenience, being within walking distance of West Byfleet Village and the mainline station. Ideal for those looking to downsize, this home provides a harmonious blend of comfort and accessibility in a desirable neighbourhood.

The extremely versatile accommodation comprises of an impressive entrance hall leading to a well-appointed kitchen/breakfast room, a light and airy double-aspect living room, separate dining room, utility room, and a study. The ground floor also features a bedroom with an adjoining shower room, perfect for guests or those desiring single-level living. Three additional bedrooms and a family bathroom offer ample space for family and visitors alike. The property is impeccably presented throughout.

Outside, the mature, secluded gardens wrap around the property, creating a serene outdoor retreat. The front of the home boasts a carriage driveway, providing ample parking and easy access to the detached double garage. This residence combines practicality with elegance, making it a standout choice in the West Byfleet area.

Council Tax Band G

EPC Rating C

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

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ACCOMMODATION & SPECIFICATION

- ❖ Detached Family Residence
- ❖ Impressive Entrance Hall
- ❖ Three Separate Reception Rooms
- ❖ Well Appointed Kitchen/Breakfast Room
- ❖ Ground Floor Bedroom With En-Suite Shower Room
- ❖ Three/Four Berooms
- ❖ Mature Wrap Around Gardens
- ❖ Detached Double Garage
- ❖ Walking Distance Of West Byfleet Village &
Mainline Station



Hollybank Road, West Byfleet, KT14

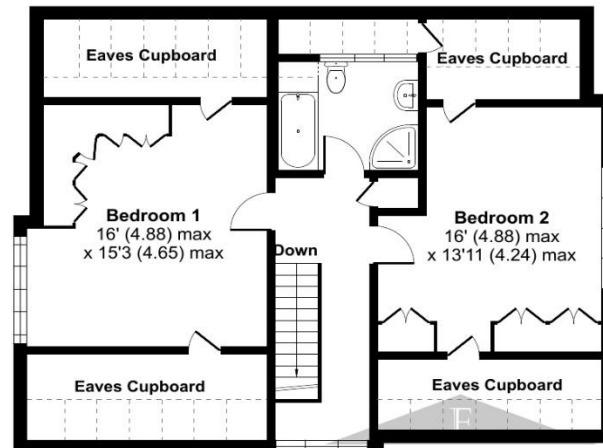
Approximate Area = 1943 sq ft / 180.5 sq m

Limited Use Area(s) = 184 sq ft / 17.1 sq m

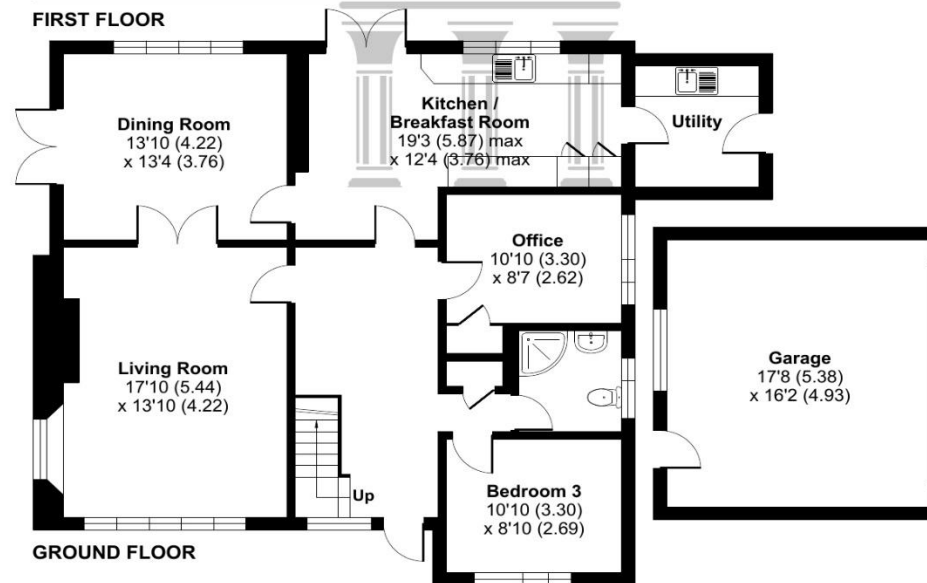
Garage = 286 sq ft / 26.6 sq m

Total = 2413 sq ft / 224.2 sq m

For identification only - Not to scale



FIRST FLOOR



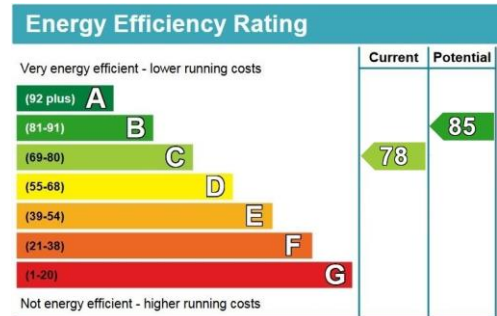
GROUND FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1153888





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www.foundationsofwoking.com

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