



Homes of Distinction

WEST BYFLEET

Dartnell Park Road, West Byfleet, Surrey, KT14 6PN

A beautifully presented four bedroom residence nestled within the highly desirable Dartnell Park.

Nestled in the highly desirable Dartnell Park area, this beautifully presented four-bedroom, two-bathroom residence offers the perfect blend of elegance, space, and practicality. Ideally situated within walking distance of West Byfleet village and the mainline station, this substantial home provides both convenience and an idyllic setting for modern family living.

Upon entering, you are welcomed by a spacious and inviting hallway, setting the tone for the thoughtfully designed layout. The heart of the home is the stunning bespoke kitchen/breakfast room, featuring solid wood cabinetry, granite countertops, integrated appliances, a wine cooler, and a central island. A separate utility room offers direct access to both the garden and integral garage. The ground floor also boasts two generous reception rooms, including a bright and airy dual-aspect living room with a feature fireplace and garden access via a covered area, as well as a separate dining room, ideal for entertaining. A downstairs cloakroom adds to the home's functionality.

Ascending to the first floor, the impressive principal suite offers a luxurious retreat, complete with fitted wardrobes, a dedicated dressing area, and a spacious four-piece en-suite. Three additional well-proportioned bedrooms are served by a modern family bathroom, ensuring comfort for all residents.

Externally, the rear garden provides a private and tranquil oasis, enclosed by mature shrubs, plants, and trees. A gated side pathway enhances accessibility. To the front, a generous driveway offers off-street parking and leads to the integral garage, completing this exceptional family home. This well appointed property combines style, comfort, and practicality in an enviable location—an opportunity not to be missed.

Council Tax Band G

EPC Rating D

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

This property enjoys a prime location, nestled along a prestigious road in West Byfleet. Its proximity to the main line railway station, makes commuting a breeze, with swift 30-minute journeys to Waterloo. The charming village centre beckons with an array of shops and dining options, including the convenience of a Waitrose. Families will find educational choices aplenty, from Roman Catholic and Church of England primary schools within the village to a range of options within a short radius. For leisure enthusiasts, the area boasts some of the finest golf clubs, and residents can easily access the Nuffield Health and Leisure centre, complete with a pool, and the West Byfleet Tennis Club, all just a short stroll away. Should you desire a change of scenery, the town centres of Weybridge and Woking are a brief drive, offering additional amenities like leisure centres, theatres, and cinemas. Guildford, a mere 9 miles distant, is readily accessible via efficient train links and beckons with superb shopping facilities.





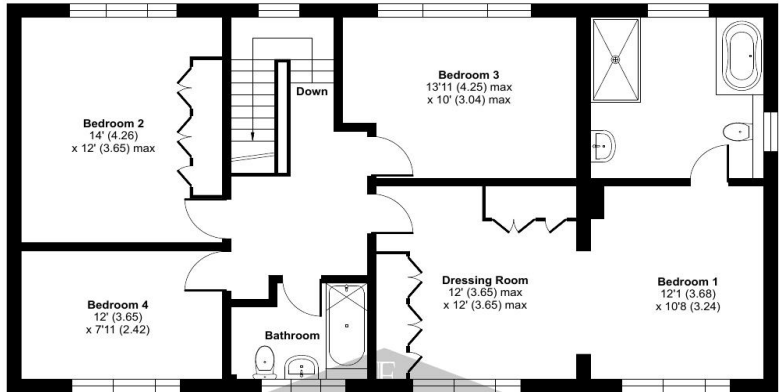
ACCOMMODATION & SPECIFICATION

- ❖ A well-proportioned four-bedroom, two-bathroom family residence
- ❖ Situated in the sought-after Dartnell Park area
- ❖ Bespoke Kitchen/Breakfast Room featuring solid wood cabinetry, granite countertops and a central island
- ❖ Two elegant reception rooms perfect for entertaining
- ❖ Luxurious principal suite boasting a dedicated dressing area, fitted wardrobes, and a spacious four-piece en-suite
- ❖ Three further generously sized bedrooms served by a modern family bathroom
- ❖ Private & Landscaped Garden enclosed by mature shrubs, plants, and trees
- ❖ Integral garage & utility room offering direct access to the garden, additional storage, and laundry facilities for added convenience
- ❖ A generous driveway leading to the integral garage, ensuring secure and convenient parking
- ❖ Beautifully presented with a well-thought-out layout, blending elegance, practicality, and comfort in an enviable setting

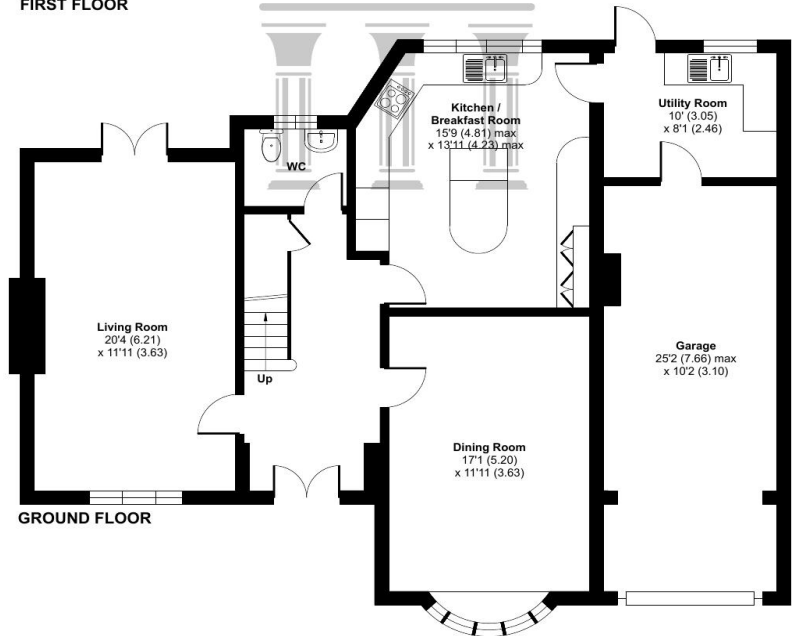


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Approximate Area = 1925 sq ft / 178.8 sq m
Garage = 257 sq ft / 23.8 sq m
Total = 2182 sq ft / 202.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
64	79



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www.foundationsofwoking.com

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.