

2, Elm Tree Close, West Byfleet, KT14 7NN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



£750,000 Freehold

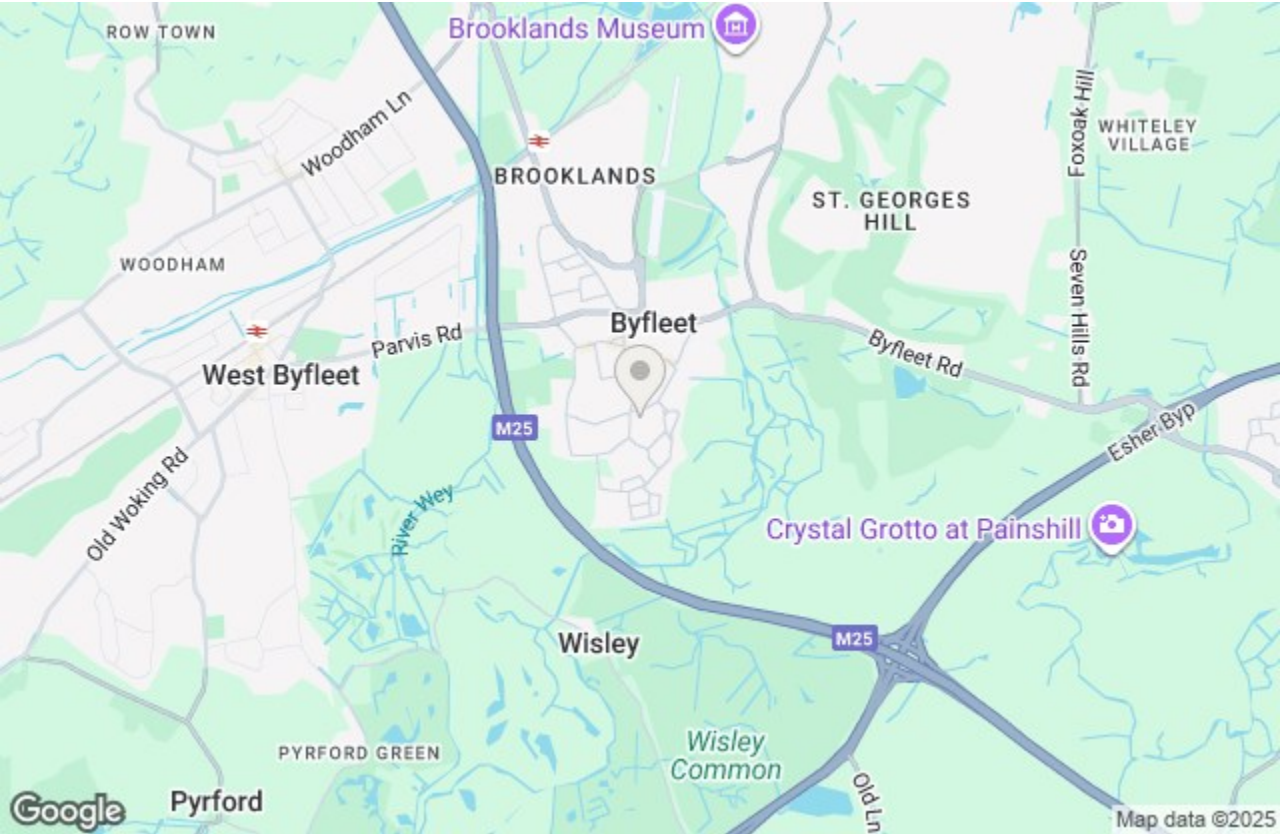
Nestled in the tranquil cul-de-sac of Elm Tree Close in Byfleet, this beautifully presented detached family bungalow offers a perfect blend of modern living and comfort. The property boasts four spacious bedrooms, making it an ideal home for families seeking ample space. The two newly fitted bathrooms are designed to a high standard, ensuring both style and functionality.

The heart of the home is the large open-plan living room and kitchen, which overlooks the landscaped garden, creating a bright and inviting atmosphere. Fitted with a designer kitchen with central cooking island, all complimented with underfloor heating. This space is perfect for entertaining guests or enjoying family time, with the garden providing a serene backdrop for relaxation.

In addition to the impressive interior, the property features a private drive with parking and a garage, offering convenience and security. The landscaped garden is a delightful outdoor space, complete with a side area and a charming courtyard garden, perfect for enjoying the outdoors or hosting summer gatherings.

This property is not only a beautiful home but also a peaceful retreat, situated in a quiet neighbourhood that is ideal for families. With its high standard of presentation and thoughtful design, this bungalow is a must-see for anyone looking to settle in Byfleet.

Internal viewings are highly recommended at your earliest convenience.



Elm Tree Close, West Byfleet, KT14 7NN



- LINK DETACHED BUNGALOW
- GARAGE AND AMPLE PARKING ON PRIVATE DRIVEWAY
- LANDSCAPED GARDEN WITH FURTHER COURTYARD TO SIDE
- TWO BATHROOMS
- POTENTIAL TO EXTEND SUBJECT TO THE USUAL PLANNING CONSENTS
- STUNNING THROUGHOUT
- OPEN PLAN LIVING ROOM/DESIGNER KITCHEN WITH UNDERFLOOR HEATING
- FOUR BEDROOMS
- QUIET CUL DE SAC
- MUST BE SEEN - EPC C

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract