



## 4 Old Orchard, Byfleet, West Byfleet, KT14 7RW

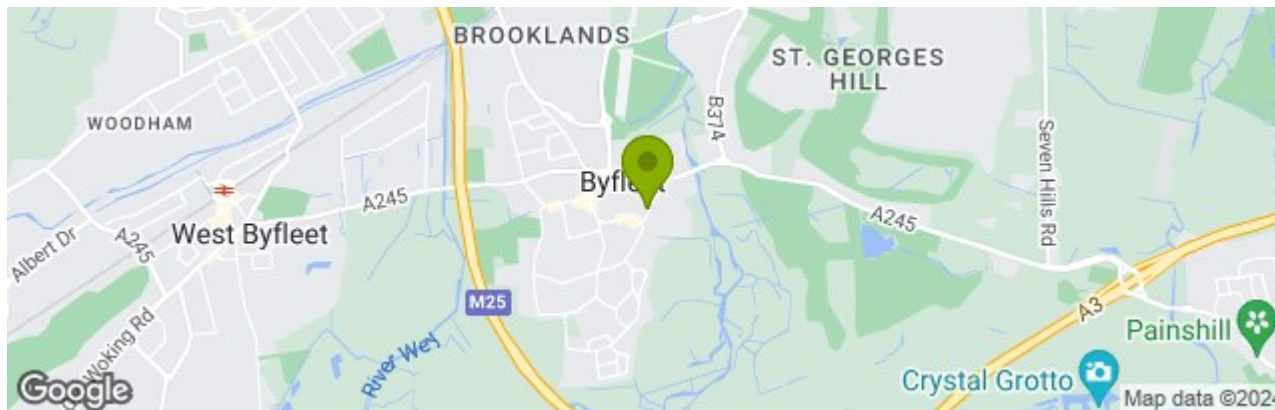
Offers In Excess Of £235,000 Leasehold

- 1ST FLOOR MAISONETTE
- GARAGE IN A NEARBY BLOCK
- ADHOC SERVICE CHARGES
- 2 DOUBLE BEDROOMS
- PRIVATE GARDEN
- REQUIRES FULL REFURBISHMENT
- 950 YEARS REMAINING ON LEASE



Total area: approx. 55.1 sq. metres (593.0 sq. feet)

This plan is for layout guidance only and is based on a similar first-floor property within the development. Flat 4 is sold without kitchen units and a complete installation of bathroom facilities.



## Description

Rawlinson and Webber are pleased to offer for sale with no onward chain, this spacious two double bedroom, first-floor maisonette, an ideal canvas for those looking to create their dream home or a fantastic investment opportunity. Requiring a full refurbishment, this property offers a unique opportunity to add personal touches and modern upgrades throughout.

Situated in a sought-after cul-de-sac in West Byfleet, the maisonette boasts a generous layout featuring two well-proportioned double bedrooms, a sizable living room, a separate kitchen, and a family bathroom.

Further benefits include a recently fitted combi boiler, a garage in a nearby block, providing secure parking or additional storage, and your very own private garden. The property also comes with an impressive lease of 950 years remaining, ensuring long-term peace of mind. Service charges are managed on an adhoc basis, offering flexibility and control over maintenance costs. Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a renovation project, this maisonette represents a fantastic opportunity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	77
EU Directive 2002/91/EC			

## Council Tax Band

D

EPC Rating:

C