



12 Briar Walk West Byfleet Surrey KT14 6JS

£300,000





Briar Walk, West Byfleet, KT14

Main area: approx. 53.2 sq. metres (572.5 sq. feet)
Plus garage(s), approx. 12.3 sq. metres (131.9 sq. feet)



This floorplan is for illustrative guidance only and is not to be drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Welcome to this charming one-and-a-half-bedroom home, ideally situated in a popular cul-de-sac development, complete with a garage and just moments from West Byfleet train station. On the first floor, you'll find the spacious main double bedroom at the front of the house. To the rear, there's a well-maintained bathroom and the versatile second bedroom. While currently used as a dressing room, this cozy space is perfect for a small single bed, a child's room, or an ideal nursery if required.

Practicality is key here, with an airing cupboard and additional loft storage readily available.

Downstairs, a convenient entrance porch leads into your living space, a room flooded with natural light. You'll also benefit from an additional storage cupboard and handy understairs storage. The kitchen sits to the side rear of the house and is in good condition, even boasting an integral slimline dishwasher. From here, you have direct access to the communal gardens, which are pretty, feel private, and offer a delightful escape to enjoy. To the front of the home is permit-controlled resident parking. You also have a good-sized garage, suitable for either parking your car or providing excellent storage, depending on your needs. This lovely home truly boasts a superb location within this small development. Being just moments from West Byfleet train station is a huge plus, offering a mainline service direct to London Waterloo. Just across from the station, West Byfleet centre provides all your daily essentials, including a Waitrose and Costa Coffee, along with plenty of other handy amenities.

The charming village of New Haw is also just a stone's throw away. This home is leasehold, which, whilst sometimes seen as unconventional, offers some good benefits, and includes a remaining lease of over 150 years. EPC Rating E.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.