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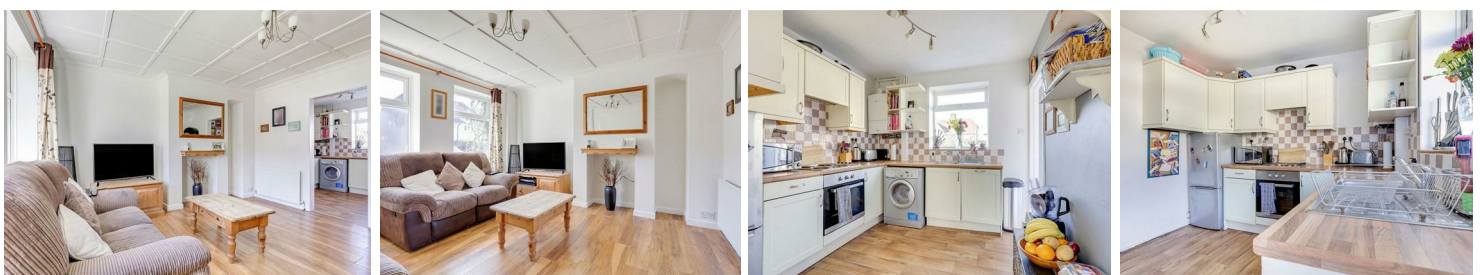


Caillard Road, West Byfleet, KT14 7JB

£389,950



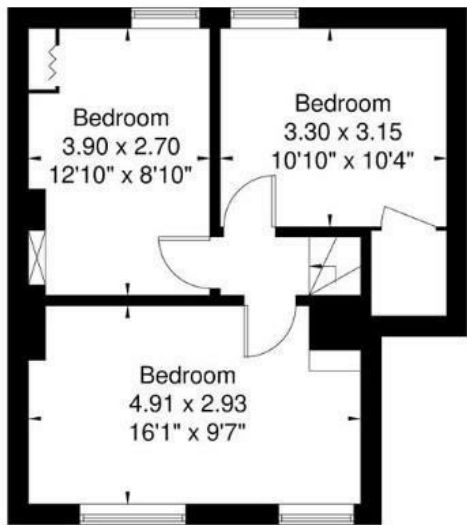
An opportunity to purchase a 3 bedroom property within the heart of Byfleet Village. Offering three good size bedrooms and positioned within walking distance to Byfleet and New Haw Train station and the local Village shops and amenities, position is key. Spacious living room and separate kitchen with downstairs bathroom and separate WC. Upstairs are three very good size double bedrooms. The garden can be accessed from the side or the backdoor in the kitchen. In need of slight modernisation but hugely liveable as the property currently stands and offering scope to modernise. Location is key close to all local amenities and Brooklands Superstores where you will find Tesco and Marks and Spencers. Excellent transport links including M25 and A3. Byfleet and New Haw train station a short walk away and offers a direct link into London Waterloo. A good selection of local Primary and secondary schools. **EARLY VIEWINGS RECOMMENDED AND STRICTLY BY APPOINTMENT ONLY!**



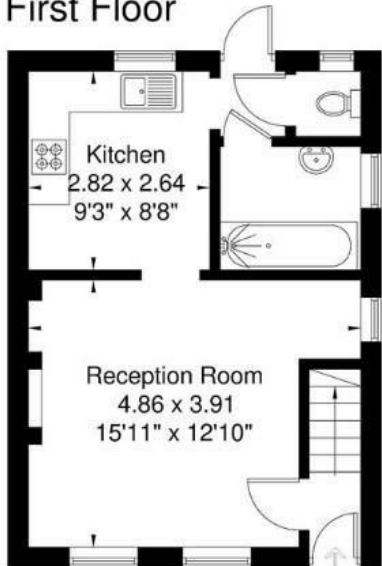
Floor Plan

KT14 7JB

Approximate Gross Internal Area = 72.7 sq m / 781 sq ft

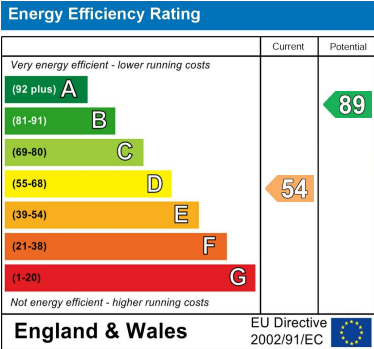


First Floor



Ground Floor

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.