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Kings Head Lane, West Byfleet, KT14 7AT

£440,000

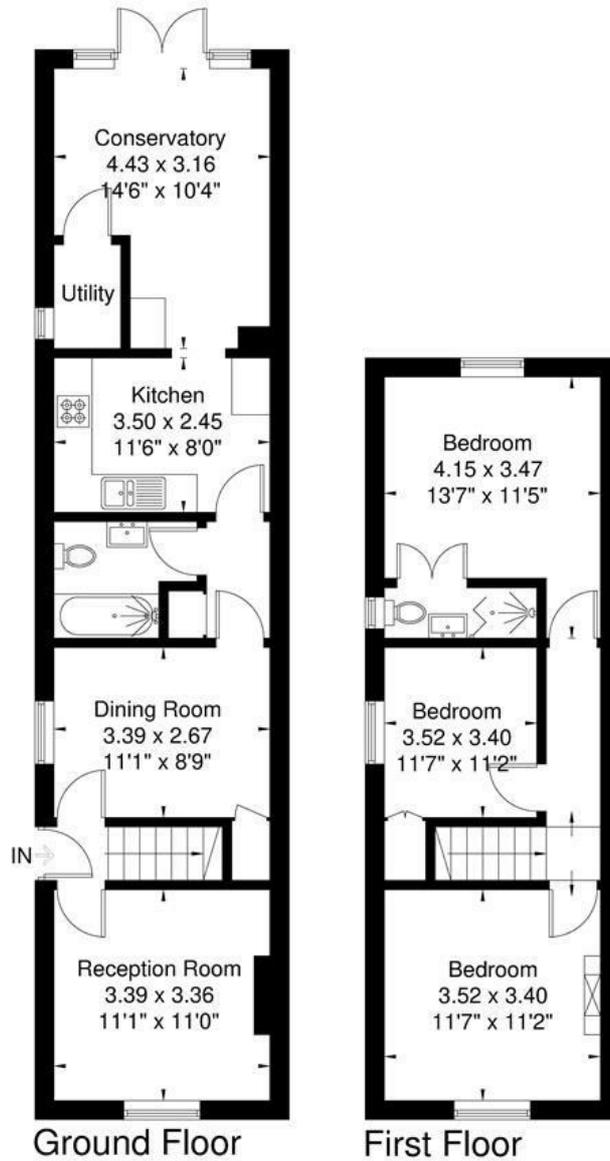


Good size 3 large bedroom Semi detached cottage for sale in Byfleet Village, prime position being a short walk from the train station, local Village shops and amenities close to Village Primary school. Liveable as it stands and offering potential to develop and renovate subject to planning. An attractive period home with good size living and exceptional sized bedrooms. The sitting room is a good size, fully carpeted to the front aspect of the property. A separate dining room large enough to host up to 8- seater dining table and walk in storage cupboard can be accessed from here. Family bathroom is located downstairs this is a modern space, fully tiled including bath, WC and handbasin. A bonus to this property is the open plan kitchen dining/family room to the rear aspect. The kitchen area offers plenty of modern wall and base units, integrated double oven and electric hob, space available for double height fridge freezer and dishwasher, the living space is large and central heated with large cupboard housing the washing machine and dryer. French doors allowing access and views out on to the Private rear garden. Upstairs is a good size landing leading to a very large Master bedroom with en-suite shower room with WC and handbasin. Bedroom 2 is a very large double room with cast iron feature fireplace and third bedroom being another very good size double room. Access to the loft via the landing. The property has a large private rear garden which can be accessed via the side. The garden is low maintenance with 2 patio areas so the garden can be enjoyed throughout the day. Laid to lawn with shed for storage. Located within walking distance to Byfleet and New Haw Train Station offering direct links into London Waterloo, close to a selection of good schools and within easy reach to all main transport links including M25 and A3. **EARLY VIEWINGS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT ONLY!**



KT14 7AT

Approximate Gross Internal Area = 94.9 sq m / 1020 sq ft



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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.

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>		EU Directive 2002/91/EC 	

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.