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Edward II Avenue, West Byfleet, KT14 7TF

Offers Around £540,000

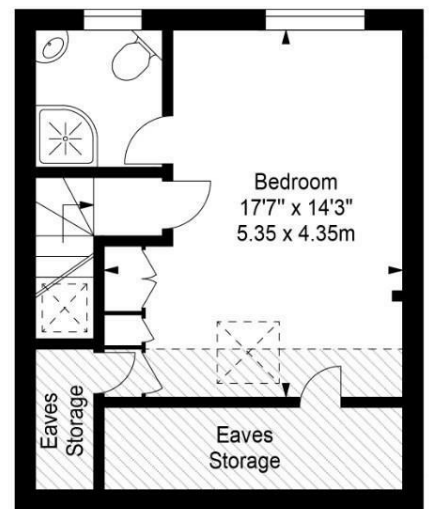
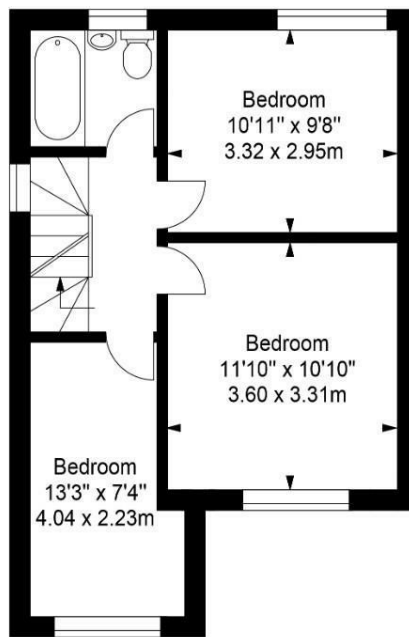
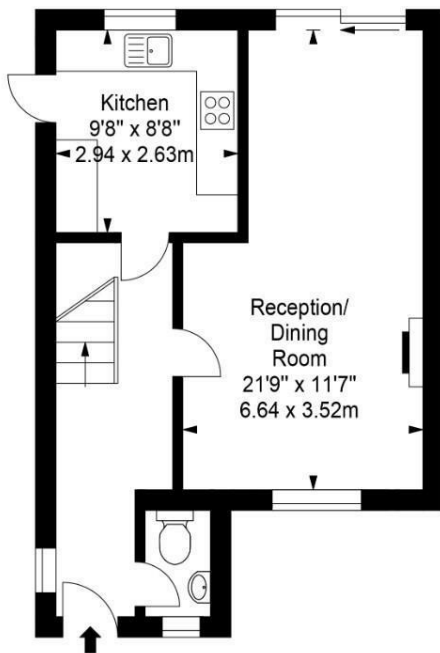


Delighted to offer to the market an immaculate 4-bedroom Semi-detached house with private rear garden, off street parking and garage. Positioned in a quiet and popular road within the heart of Byfleet Village on the doorstep to Surrey Nature Reserve, local Village shops and amenities and a short walk to the local Village Primary School. An attractive property extremely well presented and maintained throughout offering good size living and accommodation space. Spacious hallway with cloakroom including WC and hand-basin. Large living and dining room, main feature being the gas fireplace. The dual aspect windows flood this room with natural daylight, the patio doors allow views and access out on to the private rear garden. A generous size kitchen offering plenty of wall and base units, good amount of preparation space including breakfast bar. Space available for double height fridge freezer, dishwasher, washing machine and freestanding cooker. Home to the Vaillant boiler and back door to driveway and side access. Upstairs is a spacious landing and four large bedrooms. The loft conversion has created a spacious well designed Master bedroom with en-suite. A large light and bright double bedroom with built in wardrobes and eave storage, the en suite is modern with walk in shower, WC and hand-basin. Bedrooms one, two and three are also large double bedrooms. The main bathroom is immaculately presented including bath, shower, WC and hand-basin. The private rear garden is a good size and landscaped to provide patio, lawn and carefully planted borders with small shed to the rear of the garden, side gate leading out onto side access and garage. Location is key being close to all main transport links including the M25 and A3 and three main line train stations within a 1-mile radius offering direct links into London Waterloo. Local shops and amenities within easy reach as well as Brooklands Superstores including Tesco, Marks and Spencer. **EARLY VIEWINGS RECOMMENDED!**



# Floor Plan

Approximate Area = 1247 sq ft / 115.87 sq m  
 (Including Eaves Storage)  
 For identification only - Not to scale



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

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>		<b>61</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.