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## Leybourne Close, West Byfleet, KT14 7HD

Asking Price £545,000



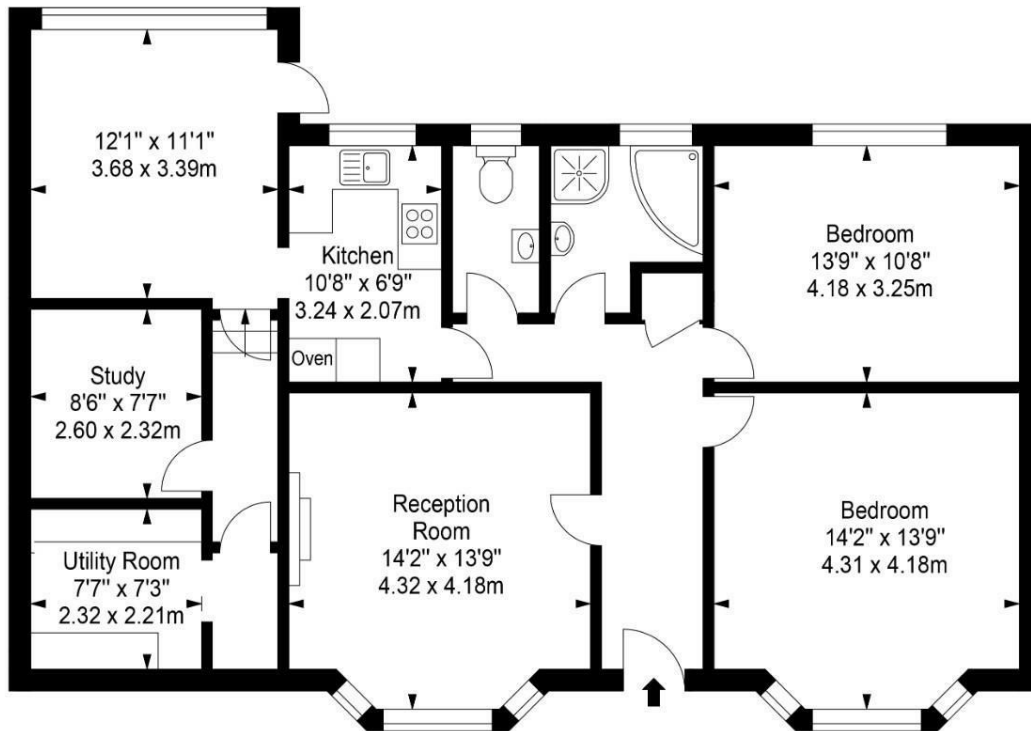
Proud to present an immaculate 2-bedroom link detached bungalow set within a close in a quiet setting in the heart of Byfleet Village. This property is positioned upon a very good size plot with large private driveway. An excellent size throughout, with spacious hallway providing access to the loft, large sitting room to the front aspect and the main focal point being the modern gas fire, an opportunity to open the chimney breast up to accommodate a real log burner. The Master bedroom is to the front aspect of the property, this is a very large double room, bedroom two is also a large double bedroom with built in wardrobes and the window allows views out on to the private rear garden. The bathroom is extremely well presented with corner bath, walk in shower and hand-basin and modern heated towel rail. The toilet is separate and includes hand-basin and wall mounted vanity unit. The kitchen is a good space including wall and base units with an integrated double oven with grill, dishwasher, and space available for dishwasher, the window in this room allows views out on to the garden. This property benefits from a spacious utility room which is fully plumbed in and includes additional wooden wall and base units and work tops and space available for a double height fridge freezer. There is an office space which is a good size. The property benefits from a large brick-built conservatory which is currently being enjoyed as a dining room, the windows offer views of the garden, and the French door allows direct access. A very good size private rear garden which has been carefully nurtured with patio areas to be able to enjoy all aspects of the garden, artificial grass and carefully planted borders, 2 sheds for storage. There is very good potential to create two further bedrooms and a bathroom subject to planning. Excellent location close to all main transport links including M25 and A3, local shops and amenities and Brooklands Superstores.



# Floor Plan

Approximate Area = 1139 sq ft / 105.84 sq m

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>		
(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	

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