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Kings Head Lane, West Byfleet, KT14 7AT

Asking Price £450,000



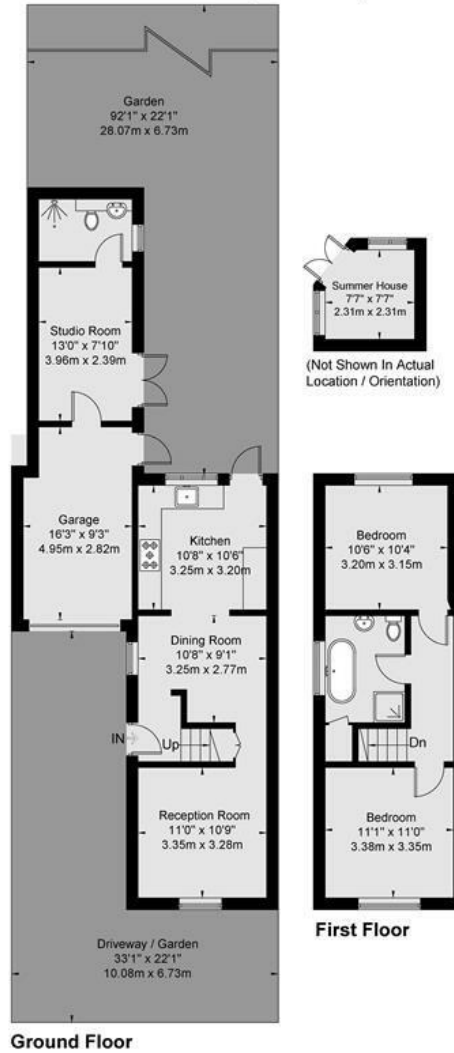
END OF CHAIN! Welcome to the market this extremely well presented two-bedroom semi-detached cottage with good size annex. offering excellent living and accommodation space, private driveway, and private rear garden. Well-presented throughout and recently decorated boasting character and charm alongside modern living. Position is key being in the heart of Byfleet village close to the local primary school, village shops and amenities and Brooklands Superstores where you will find Tesco and Marks and Spencer's. A short walk to Byfleet and New Haw train station with a direct link to London Waterloo and easy access to excellent transport links. The property itself comprises of a generous size open plan kitchen integrated appliances include dishwasher, fridge/freezer and washing machine. The window and back door from the kitchen allow in plenty of natural light and provide access and views out on to the garden. The dining area is a good size. Spacious light and bright sitting room to the front aspect, fully carpeted and recently decorated. Upstairs is a spacious landing with access to loft space. Two large double bedroom's and a large bathroom which includes bath, walk in shower, WC and hand-basin. The garden is large and well landscaped this can be accessed directly from the kitchen/dining area. The added bonus to this property is the purpose-built annex offering a double bedroom with heating and double-glazed windows and modern wet room, this can also be used as guest room or office space.



# Floor Plan

## Kings Head Lane

Approx Gross Internal Area  
 Ground Floor = 35 Sq m 376 Sq Ft  
 First Floor = 34.5 Sq m 371 Sq Ft  
 Summer House = 27.4 Sq m 294 Sq Ft  
 Garage & Studio Room = 4.9 Sq m / 52 Sq Ft  
 Total = 101.8 Sq m / 1093 Sq Ft



Viewmedia @ 2023  
 Viewmedia.co.uk

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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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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