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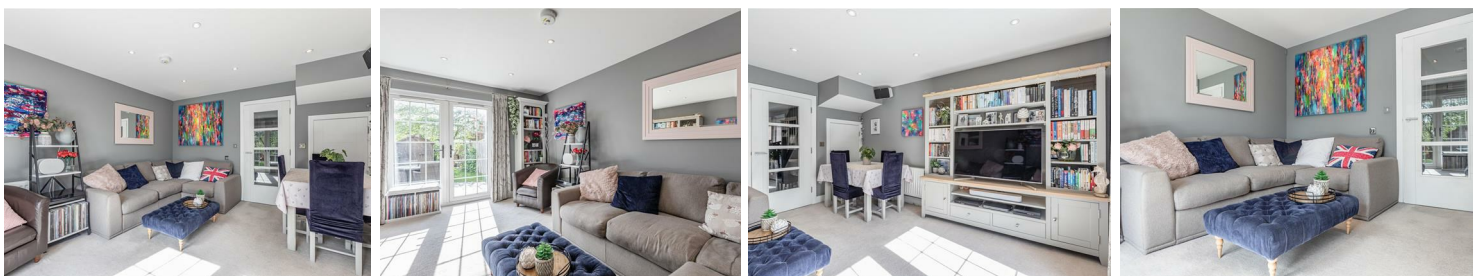


Binfield Close, West Byfleet, KT14 7FJ

Offers Around £479,950

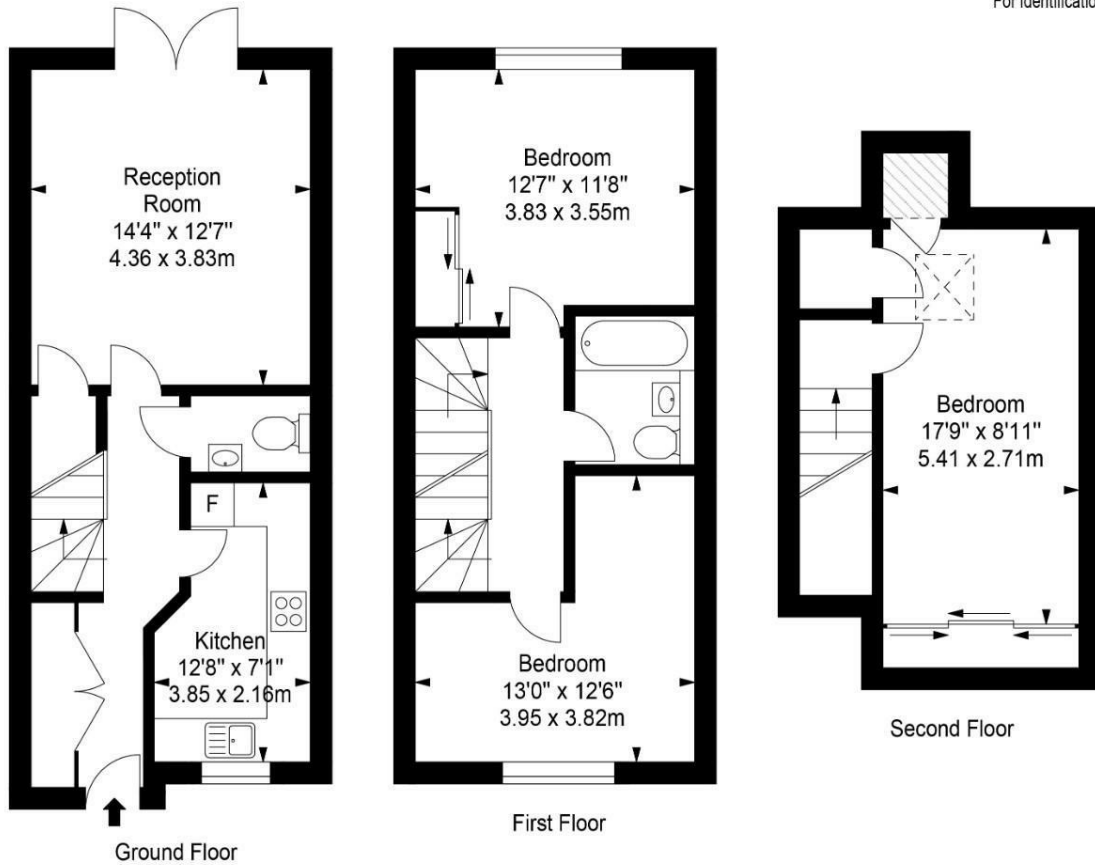


DECEPTIVELY SPACIOUS! Proud to present to the market this immaculately presented 3-bedroom Mid Terraced house which is one of 5 properties set within a quiet Cul-de-sac in the heart of Byfleet Village. Location is key being a short distance from the Village Green close to local Village shops and amenities, a short walk to the local Village Primary School, close to Brooklands Superstores where you will find Tesco and Marks and Spencer's with easy access to excellent transport links including A3 and M25. The property is modern throughout and tastefully decorated with good living and accommodation space throughout. A generous sized hallway with two built in storage cupboards and cleverly designed bespoke under stair storage cupboards and drawers. The downstairs cloakroom is modern and includes WC and hand-basin. A spacious sitting room large enough to also accommodate dining, the French doors allow plenty of natural light to flood this room as well as views and direct access out on to the garden. The kitchen is to the front aspect of the property a modern space including ample wall and base units, preparation space is also very good. Integrated appliances include oven, four ring gas hob, dishwasher, washer dryer, double height fridge freezer and microwave. Upstairs the property benefits from three large double bedrooms spaced over two floors. The Master bedroom is located on the first floor and is a large double bedroom, fully carpeted with large built-in wardrobes. Bedroom two is also a large double bedroom with bedroom three being on the second floor a large double room with built in wardrobes and a storage cupboard housing the water tank. The Private rear garden provides a low maintenance outside space which can be enjoyed with patio area, artificial lawn and shed positioned to the rear. Allocated parking space included. There is a private but communal bin store and separate bike shed.




# Floor Plan

Approximate Area = 1024 sq ft / 95.17 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 	

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.