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Elm Tree Close, West Byfleet, KT14 7NN  
 Offers In The Region Of £579,950

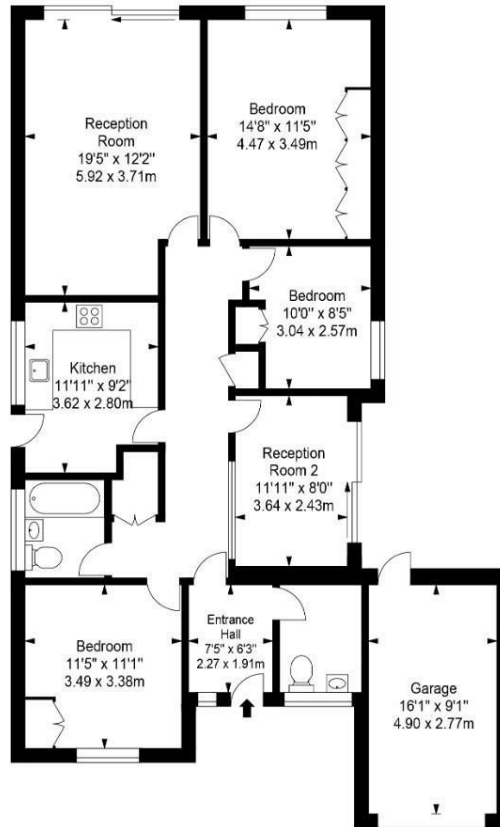


NO CHAIN Delighted to offer to the market this well presented 3-bedroom detached bungalow. Nestled within a quiet close in the heart of Byfleet Village upon a good size plot. Location is key being within the village close to local shops and amenities, easy access to excellent transport links and a short walk to the local Village school. The property itself offers excellent sized living and accommodation space in need of slight modernisation but well maintained and perfectly liveable. A generous size frontage, private driveway, and garage. A separate generous size entrance hall and downstairs cloakroom with WC and hand-basin this then leads into a large light and bright hallway with built in storage cupboard and provides easy access to a very good size loft. The sitting room is positioned to the rear aspect of the property, this is a large living space with enough room to accommodate a sitting room area as well as space for dining, the patio doors from this room offer views and access out onto the private rear garden. The kitchen is a very good size and currently offers plenty of wall and base units, ample preparation space, free standing electric oven and hob and space for fridge and freezer and washing machine. The kitchen is another beautifully lit room and has a side door allowing access into the garden. A wonderful addition to this property is the snug room a separate living room with patio doors allowing views and access out onto a different aspect of the garden. The Master bedroom is a large double bedroom with built in wardrobes, Bedroom two is a very large double room also with built in wardrobes and bedroom three is a large single room. The main bathroom is a good size with bath, WC and hand-basin. A beautifully landscaped private rear garden with patio, laid to lawn and carefully planted mature plants and shrubs the garden can be accessed from the side as well as direct from the property.



# Floor Plan

Approximate Area = 1,312 sq ft / 121.84 sq m  
 (Including Garage)  
 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 firms employment has the authority to make or give any representation or warranty in respect of the property.