

Tel: 01932 351986
 Email: info@greenandparry.com

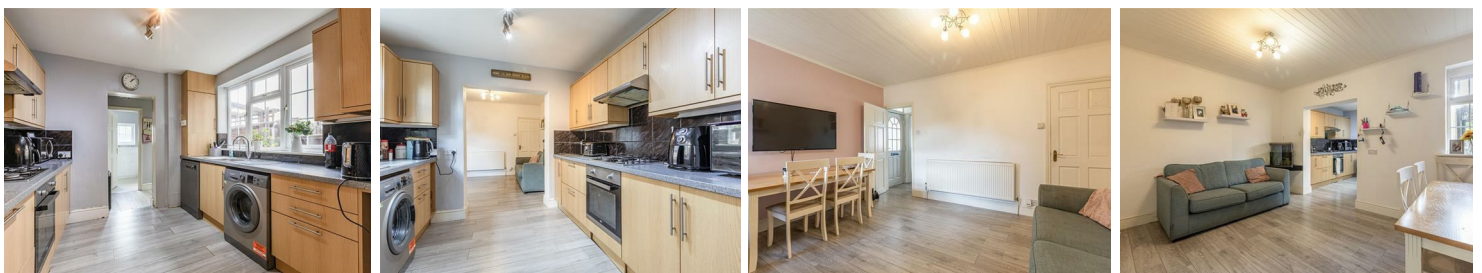


Binfield Road, West Byfleet, KT14 7PN

Offers In Excess Of £485,000



Delighted to offer to the market this spacious four-bedroom Semi-detached house. Positioned within a quiet and popular road in the heart to Byfleet Village on the doorstep to the Village Green providing a choice of Village shops, amenities, access to excellent bus and transport links and a short walk to two Village Primary Schools. The property offers very good living and accommodation space throughout with a generous size sitting room to the front aspect the large window allowing in plenty of natural daylight. The property has a large dining room with walk in storage cupboard, this room is open to a good size kitchen, the kitchen offers ample wall and base units, so storage is good, integrated appliances include the oven and gas hob with space for a dishwasher, washing machine and free-standing fridge and freezer. The back door from the kitchen allows direct access into the garden. This property offers a good size downstairs main bathroom but benefits from an en-suite upstairs. The downstairs bathroom is a good size and comprises of bath, shower, WC, modern heated towel rail and hand-basin with built in vanity units. Upstairs offers excellent sized bedrooms, the property has been converted into the loft and now offers a large double Master bedroom with en-suite including modern walk-in shower, WC, Hand-basin with built in vanity unit and there is some eave storage available. Bedrooms two and three are large double rooms both including built in storage and bedroom four is a very good size single bedroom again offering built in storage. The private rear garden is an easy to maintain space with patio and artificial grass, a purpose built out house is positioned to the rear of the garden and side access is available from the front. Location is key being within a Village setting yet near all main transport links including the M25 and A3.




Floor Plan

Approximate Area = 1,280 sq ft / 118.95 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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