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Gaveston Close, West Byfleet, KT14 7HE

Asking Price £549,950



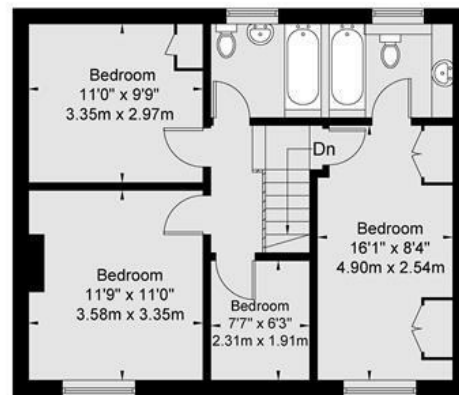
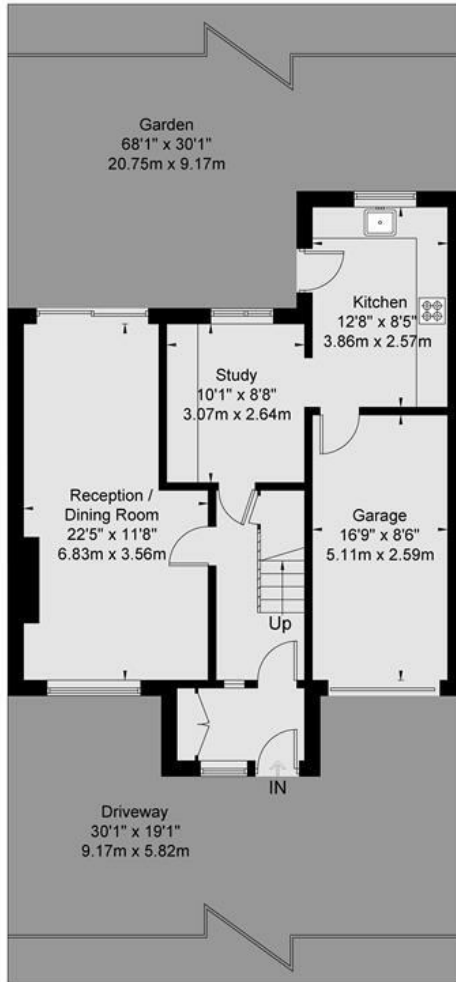
Welcome to the market this 4 Bed, Semi-detached house offering excellent living and accommodation space. Well-presented, naturally lit all the way through, and maintained to a very good standard this is a much-loved home. Positioned in a quiet and popular close conveniently within the heart of Byfleet Village a short walk to the local Village Primary School, local shops, and amenities as well as excellent transport links. A large private driveway for two cars. A generous sized porch with full-size, built-in storage cupboards leading into a spacious hallway. The sitting room is spacious, fully carpeted with a window to the front aspect and patio doors allowing views and direct access out on to the Private rear garden. There is a good size additional living space, versatile in use currently being used as a large office but lends itself well to be a separate dining room. The kitchen is a generous size with plenty of wall and base units, integrated appliances including the oven and gas hob, space available for White goods. The window in the kitchen allows views out on to the garden and the back door provides direct access. Integral access from the kitchen into the garage which currently houses a double height fridge freezer and additional storage available, this space offers prime opportunity to develop into another living space subject to planning. Upstairs benefits from excellent sized bedrooms it is large and well-proportioned consisting of an excellent sized Master bedroom with En-suite bathroom including bath, shower, WC, hand-basin and built in cupboards. Bedrooms two and three are large double rooms with bedroom two including built in storage. Bedroom four is a good size single bedroom. The Family bathroom requires some modernisation currently consisting of bath, handheld shower, WC, and hand-basin. The landing is spacious and allows easy access to loft. The property comes with a large private garden including patio and laid to lawn with mature plants and shrubs.



# Floor Plan

## Gaveston Close

Approx Gross Internal Area  
 Ground Floor = 51.1 Sq m 550 Sq Ft  
 First Floor = 55.8 Sq m 600 Sq Ft  
 Garage = 13.2 Sq m 142 Sq Ft  
 Total = 120.1 Sq m / 1292 Sq Ft



**Ground Floor**

Viewmedia @ 2022  
 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>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>66</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.