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Walnut Tree Lane, Byfleet, KT147AQ

Offers In The Region Of £469,950



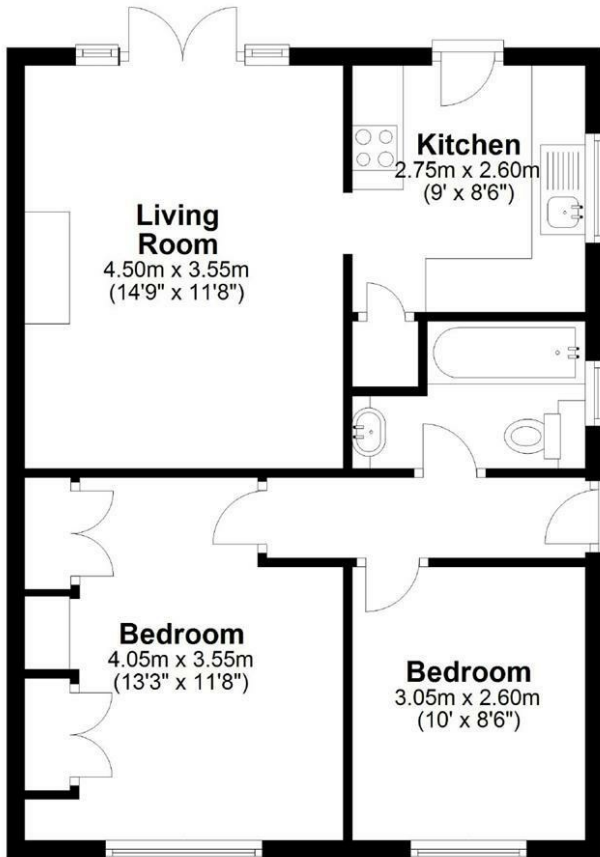
Proud to present to the market this two-bedroom, Semi-detached bungalow with off street parking for up to 3 cars, garage and good-sized private rear garden. Located at the end of a quiet, close in the heart of Byfleet Village, perfectly positioned on a large plot with good size loft space offering scope to extend and develop subject to planning. A generous sized hallway leading into a spacious sitting room, the French doors from this living space allow views and access out onto the garden. The kitchen is accessible via the sitting room and is well proportioned including plenty of wall and base units and integrated appliances including double oven, 4 ring gas hob, dishwasher and space available for washing machine and double height fridge and freezer, the back door from here leads out into the garden and side access onto driveway. This bungalow benefits from two very good size bedrooms situated to the front aspect, the Master bedroom is a large double with built in wardrobes and bedroom two is a small double room. The bathroom has been converted for disabled use however offers a good space. The rear garden is large mostly laid to lawn with mature planting, the decking area provides the perfect spot for patio furniture and this area can be accessed via the French doors from the sitting room. The property is fully double glazed with gas central heating. Location is key being close to all local shops and amenities including Brooklands Superstores where you will find Tesco and Marks and Spencer. Byfleet and New Haw train station is within walking distance offering direct links into London Waterloo. West Byfleet train station is also within easy reach to this property and offers the fast train service into London Waterloo. Easy access to M25 and A3.



# Floor Plan

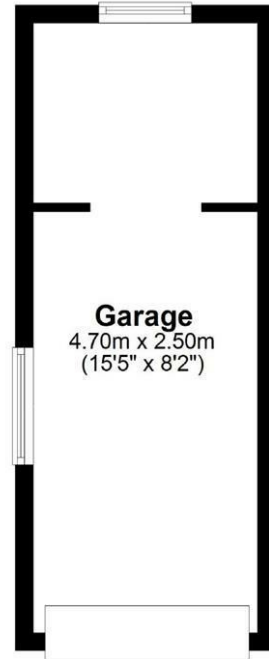
## Ground Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



## Garage

Approx. 17.0 sq. metres (182.9 sq. feet)



Total area: approx. 71.0 sq. metres (764.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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