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Pinehurst Gardens, West Byfleet, KT14 6HB

Offers In The Region Of £1,100,000



Proud to present this attractive and tastefully decorated 5-bedroom, 3 bathroom, detached house constructed in 2007, carefully thought out offering spacious living and accommodation. Position is key being set within a quiet Private Cul-de-Sac close to West Byfleet Town Centre. A choice of good schools, West Byfleet train station which offers a direct link into London Waterloo and easy access to all main transport links including M25 and A3. The property offers a good size private landscaped frontage, parking available for up to three cars on the private driveway and garage. Enter the property into a generous size hallway leading to downstairs cloakroom with WC and hand-basin. The sitting room is a good size with French doors leading out onto the private rear garden, there is a second living space to the front aspect ideal as playroom or separate dining room currently used as an office. A large stylish open plan kitchen dining room with plenty of wall and base units, integrated appliances include double oven and five ring gas hob, microwave, fridge and freezer and space for a dishwasher. The utility room offers additional storage, second sink and space for washing machine and dryer, the back door from here allows access out into the garden. Upstairs is a real wow factor and benefits from a loft conversion creating a large Master bedroom with open plan feature tub bath and separate en-suite with walk in shower, hand-basin and WC. The large landing offers room to use as a lounging area and leads to another bedroom currently used as a sitting room. Bedrooms two and three are large double bedrooms both with en-suite bathrooms. Bedroom five is a small double room. The Private rear garden is a good size with two patio areas so the garden can be enjoyed from two aspects. Artificial grass and mature boarders, access from the garden into the garage. Excellent Family Home! MUST SEE!




Floor Plan

Approximate Area = 1,941 sq ft / 180.35 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) 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		76	87
		EU Directive 2002/91/EC 	

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