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Ferney Road, West Byfleet, KT14 7AL

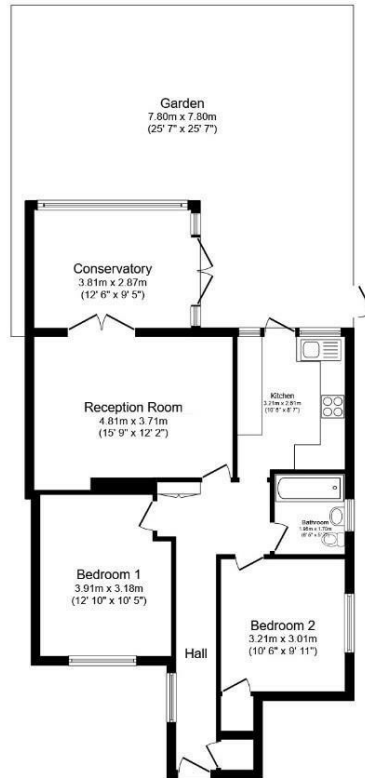
Offers Around £310,000



NO CHAIN! Spacious ground floor Maisonette with Private front and rear garden. Position is key being situated in a quiet road within a short walking distance to Byfleet and New Haw train station, Brooklands Superstores where you can find Tesco and Marks and Spencer and the local Village shops and amenities. The property itself is spacious a very well-proportioned. Large hallway with two large storage cupboard one being the airing cupboard. A large sitting room with the main focal point being the real working fireplace, Glass double doors leading from the sitting room into a generous size conservatory ideal as a dining room, the large windows allow views into the garden and the French door allows direct access out onto the Private Garden. The Master bedroom is to the front aspect, a very good size double and bedroom two being a good size double room. The bathroom is well presented including bath, shower, WC and hand-basin. A spacious well-presented kitchen including plenty of wall and base units as well as a small breakfast bar area, integrated appliances include oven and four ring gas hob with space for double height fridge and freezer, washing machine and dishwasher. The back door from the kitchen allows access out on to the garden. A good size private rear garden with side access, patio, laid to lawn with planted boarders, shed and greenhouse to the rear. Position is key in a quiet road close to all main transport links, shops and amenities and a short walk from the local Village Primary School.




# Floor Plan



**Floor Plan**

Total floor area 76.2 sq.m. (820 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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>		69	75
(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 	

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