

Tel: 01932 351986
 Email: info@greenandparry.com



Wey Barton, West Byfleet, KT14 7EF

Offers Around £419,950



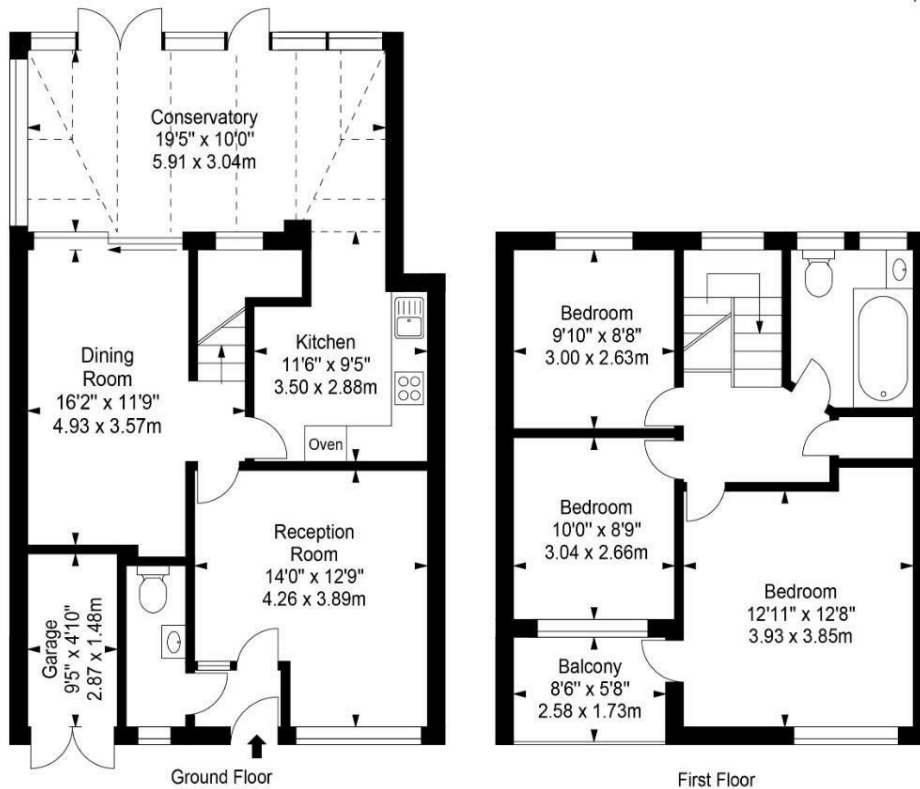
Proud to present to the market this spacious three-bedroom Mid-Terrace house located in a quiet road in the heart of Byfleet Village, close to local Village shops and amenities, easy access to excellent transport links including M25 and A3, schools and scenic walking routes, canal paths and Surrey Nature reserve. This property needs modernisation but offers excellent living and accommodation space throughout. Entering the property into hallway leading into a good size cloakroom with WC and hand-basin. A large sitting room to the front aspect leading into a generous size dining room and the patio doors from this space allow access into the large purpose-built conservatory, a lovely addition to the house providing a large light and bright living space which is versatile in use, currently used as a dining room. The French doors and windows from the conservatory allow direct access and views out on to the Private rear garden. The kitchen is a generous size offering an excellent amount of wall and base units and ample preparation space, integrated appliances include double oven, 4 ring gas hob and there is space for a dishwasher or washing machine. Upstairs is a good size landing area with airing cupboard, easy access to a large part boarded loft with light and pull-down ladder. Master bedroom is a large double to the front aspect with patio door leading out on to the balcony. Bedroom two is a good size double room with bedroom three being a large single/small double which is currently being used as an office. The main bathroom is spacious with bath, power shower, WC, and hand-basin with cupboard. This property benefits from a private garden with patio and greenhouse. There is a Private driveway for one vehicle and a large storage area.



Floor Plan

Approximate Area = 1310 sq ft / 121.68 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			81
(69-80) C		68	
(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		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.