

Tel: 01932 351986
 Email: info@greenandparry.com



Foxlake Road, West Byfleet, KT14 7PW

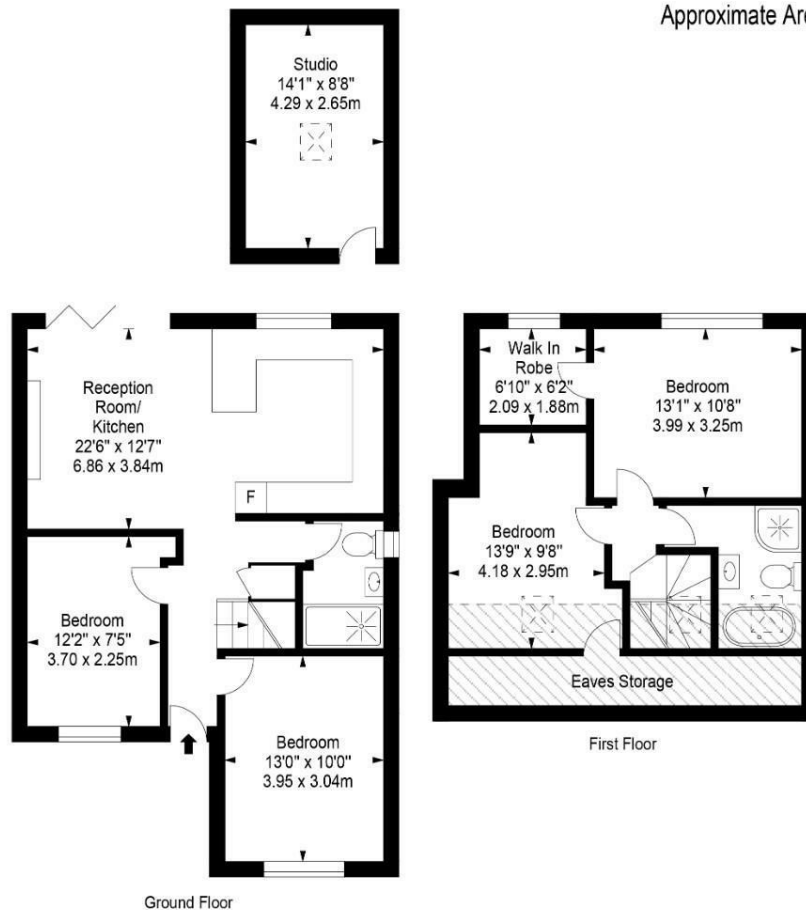
Price Guide £575,000



Proud to present this well located Semi-detached 4-bedroom bungalow positioned in a sought-after quiet Cul-de-Sac within the heart of Byfleet Village close to local Village shops and amenities. Attractive and tastefully decorated throughout to a high standard. Good size private driveway and side access to garage and gate into private rear garden. Spacious hallway with large storage cupboard and generous size modern downstairs shower room, fully tiled with walk in shower, WC, hand basin with wall mounted vanity drawers and modern heated towel rail. Downstairs are two large double bedrooms, fully carpeted, one of these rooms is currently being used as a playroom. The living space is large and open plan to the kitchen extremely well presented with good size sitting room area and spacious modern kitchen providing excellent storage and preparation space, breakfast bar for additional seating. Integrated appliances include oven and gas hob, microwave, double height fridge and freezer, washing machine, dishwasher and cupboard housing the bins. The window and bifold doors allow access and views out onto the garden. This bungalow has been extended up into the loft providing two additional bedrooms and main bathroom. Master bedroom is an excellent sized large double room with good size walk in dressing room, this room has the added benefit of air conditioning. Bedroom two is a very good size double bedroom with eave storage. Bedrooms three and four are located downstairs. The main bathroom is modern and fully tiled with the main feature being the freestanding tub bath there is also a walk-in shower, WC and hand basin with vanity drawers. The private rear garden is easy to maintain and extremely well presented with paved patio and artificial lawn, side gate to garage. The garage has been converted into a useable space which is versatile to how it can be used, there is running water and power.




Floor Plan



Approximate Area = 1282 sq ft / 119.07 sq m
 (Including Eaves Storage/ Studio)
 For identification only - Not to scale

Ground Floor
 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			83
(69-80) C		69	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.