

Tel: 01932 351986
 Email: info@greenandparry.com



High Road, West Byfleet, KT14 7FG

Offers Around £295,000

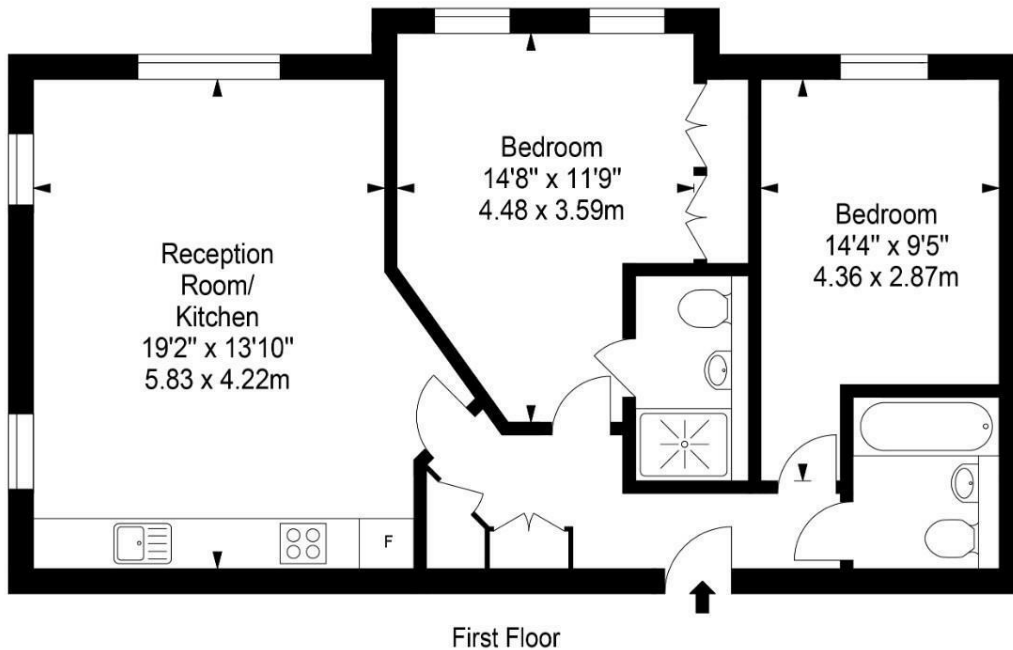


Proud to present this modern first floor, two-bedroom apartment with allocated parking. Extremely well-presented throughout with excellent sized living and accommodation space. Prime location being positioned within the heart of Byfleet Village close to local Village shops and amenities including Brooklands Superstores where you can find Tesco and Marks and Spencer, a short walk to Byfleet and New Haw train station with an easy commute into London Waterloo. The development is accessed via the communal hallway through an automated door via the automated entry system where you will also find the internal post boxes. The apartment itself is spacious and light with a good size hallway with access to a large storage cupboard home to the boiler and electric meters and a second cupboard for coats and shoes. The main living space is a generous size and open plan to the kitchen offering a large sitting room area large enough to accommodate a dining table, the double aspect windows allow plenty of natural light into this space. The kitchen offers ample preparation space, modern units and integrated appliances including, double height fridge and freezer, single fan oven and electric hob, slimline dishwasher and space for a washing machine. The flat benefits from having large fully carpeted bedrooms, the Master bedroom includes built-in wardrobes and modern en-suite shower room including large modern walk-in shower, WC, hand-basin, modern heated towel rail and wall mounted anti steam mirror. Bedroom, two is also an exceptionally large double room. The Main bathroom is a generous size, modern and includes bath, handheld shower, WC, and hand-basin. Allocated off street parking and visitor parking. This property is a must see to be fully appreciated for the space it offers. Location is key being in the heart of a Village close to rural walks and scenery as well as easy reach to all main transport links including A3 and M25. EARLY VIEWINGS RECOMMENDED!



Floor Plan

Approximate Area = 738 sq ft / 68.56 sq m
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		85	88
(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		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.