Manor Crescent, West Byfleet, KT14 7EN
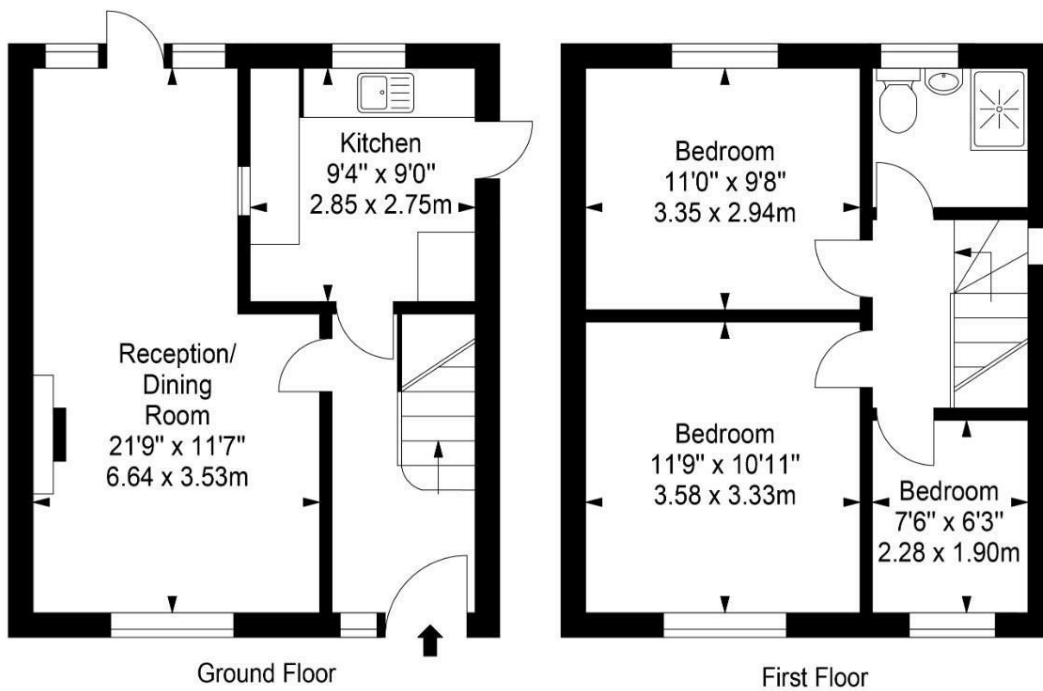
Offers Around £390,000

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END OF CHAIN! Welcome to the market this 3-bedroom, Semi-detached house located in a quiet and popular road in the heart of Byfleet Village. The property needs modernisation throughout but offers a fantastic opportunity to extend and develop subject to planning to create a fantastic Family home. The current footprint comprises of a good sized frontage with off street parking. A generous sized hallway leading into double aspect living and dining room, the French door from the dining room end allows access out onto the private rear garden. A separate and good-sized kitchen with window overlooking the garden and back door leading outside. Upstairs is a spacious landing allowing easy access into the loft. The Master bedroom is a large double bedroom to the front aspect of the property and the second bedroom is also a large double bedroom, bedroom three is a single bedroom. The private rear garden is a good size with patio and laid to lawn. Location is key being close to Village shops and amenities, a short walk to the local Village Primary School, close to Brooklands Superstores where you will find Tesco and Marks and Spencer. Easy reach to all main transport links including M25 and A3. EARLY VIEWINGS HIGHLY RECOMMENDED!

Floor Plan

Approximate Area = 773 sq ft / 71.82 sq m

For identification only - Not to scale

Ground Floor

Kitchen
9'4" x 9'0"
2.85 x 2.75m

Reception/ Dining Room
21'9" x 11'7"
6.64 x 3.53m

First Floor

Bedroom
11'0" x 9'8"
3.35 x 2.94m

Bedroom
11'9" x 10'11"
3.58 x 3.33m

Bedroom
7'6" x 6'3"
2.28 x 1.90m

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 — EU Directive 2002/91/EC