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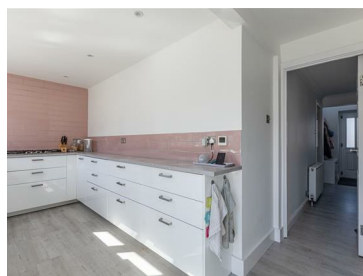


Spence Avenue, West Byfleet, KT14 7TG

Price Guide £499,950



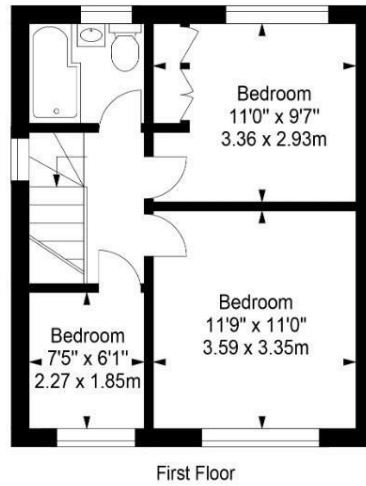
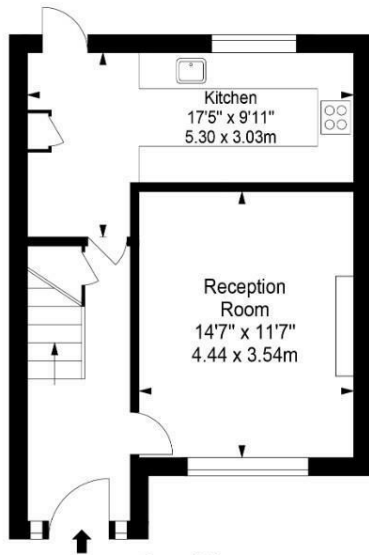
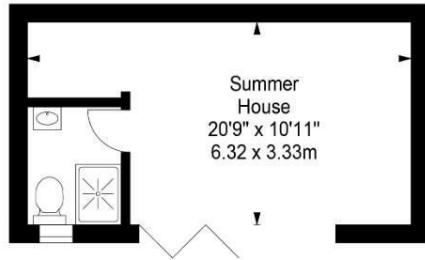
Proud to present this fantastic 3-bedroom Semi-Detached house. Immaculately presented throughout to a high and modern standard offering good living and accommodation space, large private driveway and beautifully landscaped private rear garden with purpose built out house. The property is positioned in a popular and quiet road in the heart of Byfleet Village close to local Village shops and amenities and a short walk to the local Village Primary School. This property offers curb appeal with a landscaped frontage, large side access into the private rear garden, this offers scope to extend to the side subject to planning. Enter the property into a light and bright generous sized hallway. The sitting room is fully carpeted and tastefully decorated with built in entertainment wall. A generous sized Kitchen to the rear aspect with large window overlooking the garden and back door allowing direct access outside. The kitchen is a tasteful and modern space offering plenty of wall and base units, integrated appliances include oven and five ring gas hob, space available for dishwasher, American fridge freezer, washing machine and dryer. Upstairs is a generous sized hallway allowing easy access to the loft. Upstairs you will find a large Master bedroom, large second bedroom with built in wardrobe and airing cupboard. Bedroom three is a good-sized single room currently being used as dressing room. The main bathroom is modern, fully tiled with bath, shower, WC, hand-basin and modern heated towel rail. This property benefits from having a large purpose built out house, brick built with bi-fold doors offering a large versatile living space, kitchenette and shower room with modern walk-in shower, hand-basin and WC. The outhouse includes air conditioning, internet connection and a full power supply this is an amazing space! This property comes with a beautifully landscaped private rear garden. Location is key being close to all main transport links including M25 and A3.




Floor Plan

Approximate Area = 1,027 sq ft / 95.42 sq m

For identification only - Not to scale
(Including Summer House)



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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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.