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Magdalen Crescent, West Byfleet, KT14 7SR

Price Guide £579,500



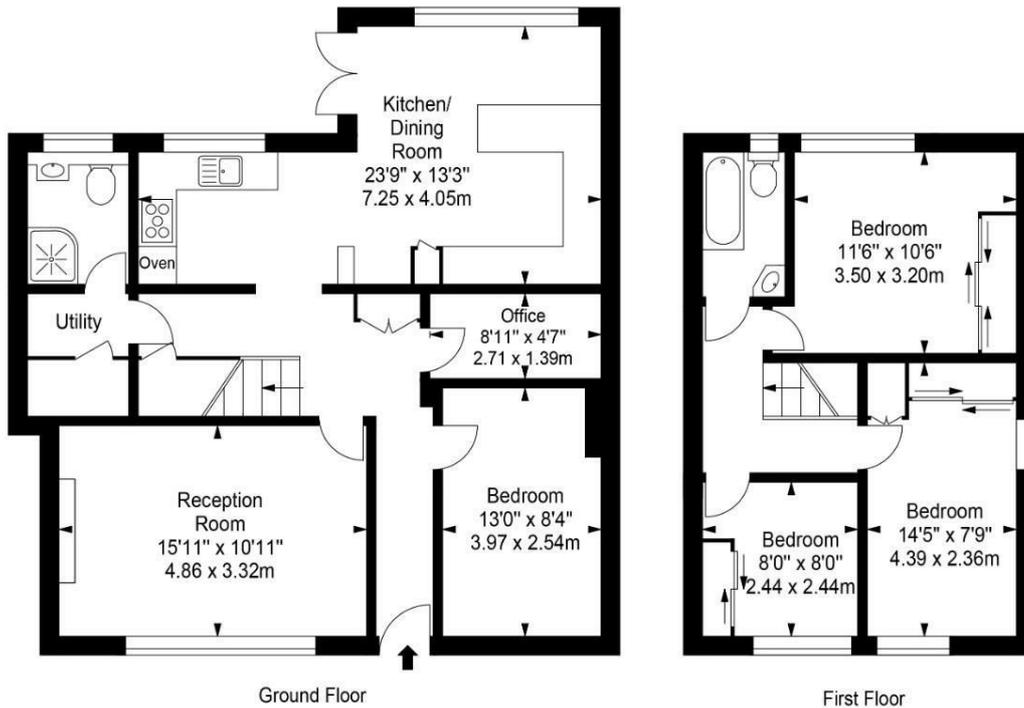
A fantastic 4-bedroom Semi-Detached house, situated in a quiet road within the heart of Byfleet Village. Tastefully decorated throughout and has been extended to provide spacious living accommodation with all the desired features of a modern Family home including excellent storage. The main sitting room is large and located to the front aspect, the entertainment wall offers additional shelving and storage making a wonderful modern feature in this room. There is a second room downstairs which is currently providing another living space but could easily be used as a good size double bedroom. This property benefits from an office which is ideal for working from home. The wow factor to this house is the open plan kitchen/dining area, an excellent space for day to day living and entertaining. A modern kitchen finished to a high standard with porcelain tiled flooring, modern wall and base units offering ample storage and an excellent amount of preparation space, integrated appliances include double oven and gas hob, dishwasher, space for an American fridge freezer. The breakfast bar offers additional dining with enough room to accommodate a dining room table. The French doors and the large window in the kitchen allow views and access out to the garden. The utility room houses the washing machine and dryer and offers additional storage including a large walk-in cupboard home to the boiler. The downstairs shower room is a generous size and includes a modern walk-in shower, WC, hand-basin and heated towel rail. Upstairs offers three large double bedrooms all with built in mirrored wardrobes, the spacious landing allows easy access to the loft. A modern well-presented Family bathroom including bath, WC, hand-basin and modern heated towel rail. The Private rear garden is landscaped with two patio areas, laid to lawn and a purpose-built bar. Private driveway for three cars, short walk to the local Village Primary School, Village shops and close to excellent transport links.



Floor Plan

Approximate Area = 1,224 sq ft / 113.75 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			
(81-91) B			
(69-80) C		69	81
(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 	

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