



Hart Road, West Byfleet, KT14 7NQ
 Offers In The Region Of £374,950



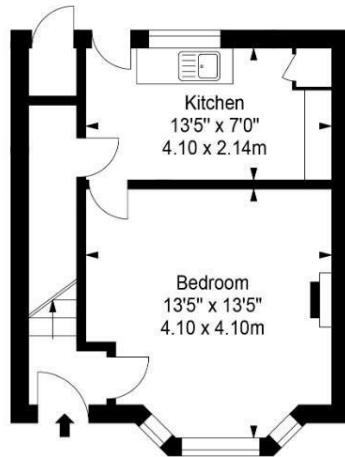
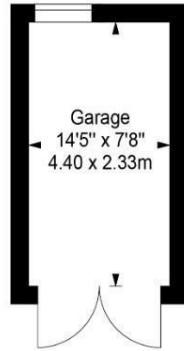
An opportunity to purchase a generous sized two-bedroom Semi-detached house positioned in a quiet road in the heart of Byfleet Village, within walking distance to local shops and amenities, a stone throw to the local Village Primary school and close to all main transport links. In need of modernisation throughout but providing an excellent opportunity to transform into a lovely home in a good location, potential to extend subject to planning. The property has a good size frontage which could be turned into private driveway and side access to garage which also provides off street parking. Small hallway leading into a spacious light and bright sitting room to the front aspect, the large window allows this room to flood with natural daylight. A good size kitchen to the rear aspect overlooking the garden and including a large walk-in cupboard, the back door allows access out on to the private rear garden. Upstairs is a generous landing space allowing access to the loft. Two large double bedrooms and family bathroom. The added benefit to this property is the large private rear garden a lovely outside space to be enjoyed and also providing space for extending the property. The garage is perfect for storage. **EARLY VIEWINGS RECOMMENDED!**



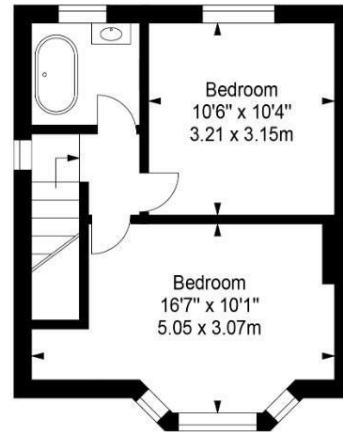
Floor Plan

Approximate Area = 671 sq ft / 62.36 sq m

For identification only - Not to scale




Ground Floor



First 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			
(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 	

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