

Tel: 01932 351986
Email: info@greenandparry.com



Birchwood Road, West Byfleet, KT14 6DW

Price Guide £350,000

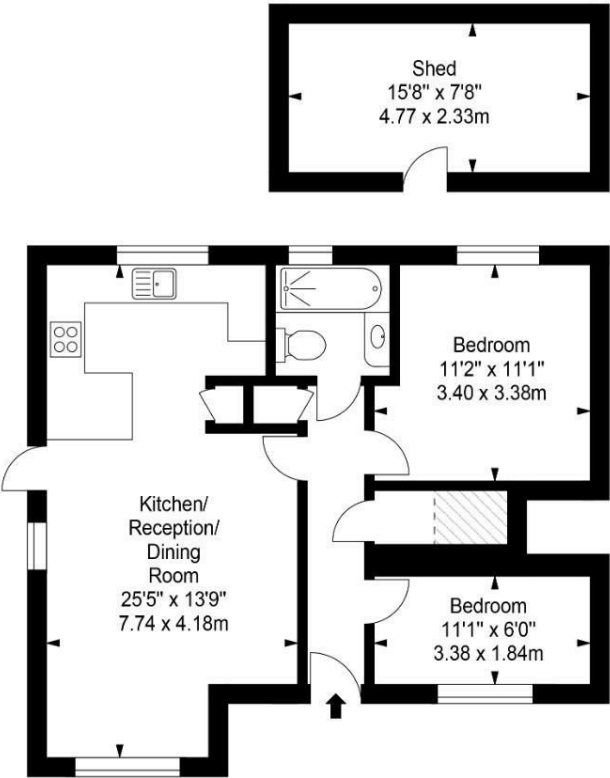


NO CHAIN! welcome to the market this modern, ground floor, two-bedroom maisonette with private rear garden. A good-sized property with sizeable hallway and storage cupboard. The property comprises of a large open plan living/kitchen, two good sized bedrooms, Master bedroom is a large double room with the second bedroom being a good sized single. The main bathroom is modern and includes bath, shower, WC and hand-basin. This property comes with a generous sized private rear garden with shed. Location is key here with the property being a short walk to West Byfleet train station where you can get the fast train into London Waterloo. West Byfleet Town is on the doorstep offering local shops and amenities, Waitrose and various Restaurants and Takeaways. Access to all main transport links including M25 and A3, good bus routes. **MUST SEE TO BE APPRECIATED!**



Floor Plan

Approximate Area = 618 sq ft / 57.41 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		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.