

Tel: 01932 351986  
Email: [info@greenandparry.com](mailto:info@greenandparry.com)



Caillard Road, West Byfleet, KT14 7JA

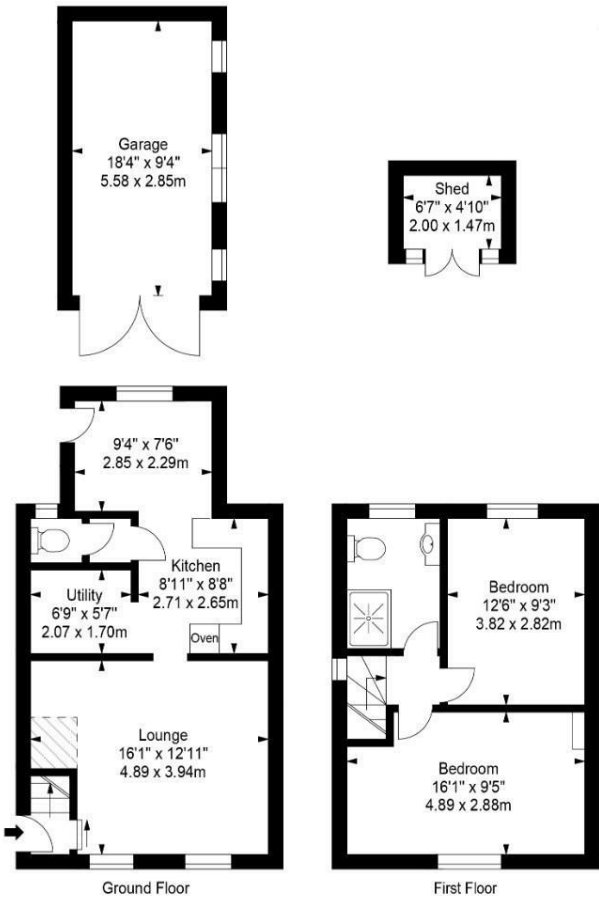
**Offers Around £449,950**



Proud to present this spacious two-bedroom, end of terrace house with driveway for two cars, private rear garden and garage. This property offers good sized living and accommodation space throughout. Location is key being on a quiet road in Byfleet within walking distance to Byfleet and New Haw train station which offers a direct link into London Waterloo. The property is also walking distance from Byfleet Village Green where you will find a selection of local shops and amenities, Brooklands Superstores are close by offering Tesco, Lidl and Marks and Spencer's. The area of Byfleet offers easy access to all main transport links including the M25 and A3. With a selection of good schools this area is also ideal for Families. The property itself comprises of a generous sized sitting room which leads into a separate kitchen. The kitchen is a generous space and offers plenty of wall and base units, integrated double oven, electric hob and space for a slimline dishwasher. The utility room provides additional storage and space for additional White goods, currently housing a washing machine, dryer and American fridge and freezer. This property comes with a downstairs cloakroom with WC and hand-basin. The dining room is positioned to the rear aspect of the property, the window and back door from here allows views and direct access out onto the garden, this space is versatile in it's use. Upstairs are two very good sized large double bedrooms, access to the loft is via the Master bedroom. The main bathroom includes modern walk-in shower, WC, hand-basin with large vanity unit including cupboard and drawer space. The private rear garden is a very good size, paved for low maintenance and includes garage and shed with power to both, side access is available from the front.

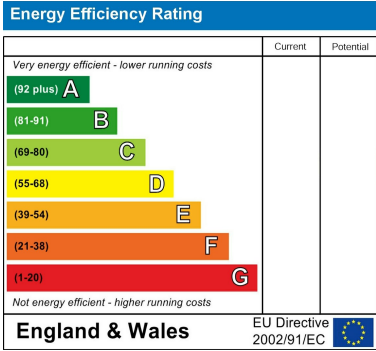


Floor Plan



Approximate Area = 788 sq ft / 73.16 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.



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