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Binfield Road, West Byfleet, KT14 7PN

Asking Price £465,000



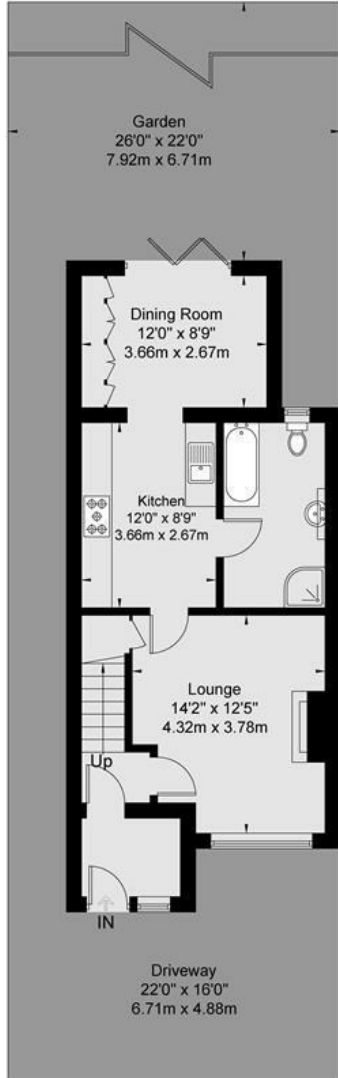
Welcome to the market this 3-bedroom Semi-detached house in the heart of Byfleet Village. This property sits in a popular road close to local Village shops, schools, and amenities. A well-proportioned property with good size frontage, private driveway for two cars and side access from the front into the rear garden. Generous size porch for coats and shoes with a second door leading into hallway. A large light and bright sitting room to the front aspect, the main feature being the brick built real working fireplace. There is a large walk-in storage cupboard which can be accessed from the living room. A modern generous sized kitchen with plenty of wall and base units and ample preparation space. Integrated appliances include double oven and 5 ring gas hob, Belfast sink and space available to accommodate a dishwasher, washing machine and American fridge freezer. The kitchen is open plan to a large dining room the bifold doors from here allow views and access out onto the garden and provide a sense of outdoor living. The bathroom is located downstairs this is a large room, fully tiled with bath and handheld shower, walk in shower, WC and large hand-basin with mounted vanity unit. Upstairs are three good size bedrooms, Master bedroom is extra large with built in storage cupboard, bedroom two is a good size double room with bedroom three being a large single room. Access to the loft from the landing. The Private rear garden is neat and tidy with patio and astro turf lawn, A wonderful addition to the property is the out-house, double glazed and fully insulated with power. Location is key being within Byfleet Village yet close to all main transport links including M25 and A3, main line trans stations and Brooklands Superstores. **EARLY VIEWINGS RECOMMENDED!**



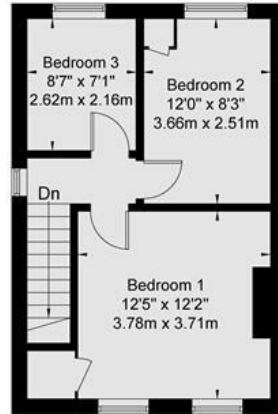
Floor Plan

Binfield Road

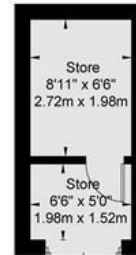
Approx Gross Internal Area = 89.3 Sq m 962 Sq Ft
 Stores = 8.7 Sq m 94 Sq Ft
 Total = 98 Sq m / 1056 Sq Ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Viewmedia @ 2023
 Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(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.