



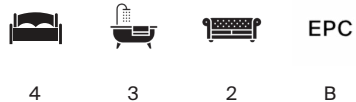
BROADOAKS PARK ROAD

West Byfleet, Surrey, KT14



# A STUNNING FOUR BEDROOM NEW-BUILD HOUSE

Situated in a highly sought-after development. Constructed and interior designed by Octagon, the specification is of the highest quality and has many updated features including a garden designed by renowned landscape gardener Georgia Lindsay.



Local Authority: Woking Borough Council

Council Tax band: G

Tenure: Freehold



On entrance you are greeted with space. There is a reception room to the front that is flexible in use, be it a study, playroom or snug. There is a large open plan living / kitchen with features such as integrated appliances, Quooker hot water tap, wine fridge and with bifold doors leading out to a pretty West facing garden, recently landscaped by a renowned garden designer to include a water feature and two seating areas.

The principal room is to the front of the first floor, giving views over the green communal gardens. There is a dressing area with built in wardrobes, en-suite shower room and a bespoke window seat. Also on this floor are two further bedrooms and a family bathroom plus utility area and hanging space. There is an additional bedroom and bathroom on the top floor and there is wooden flooring throughout.





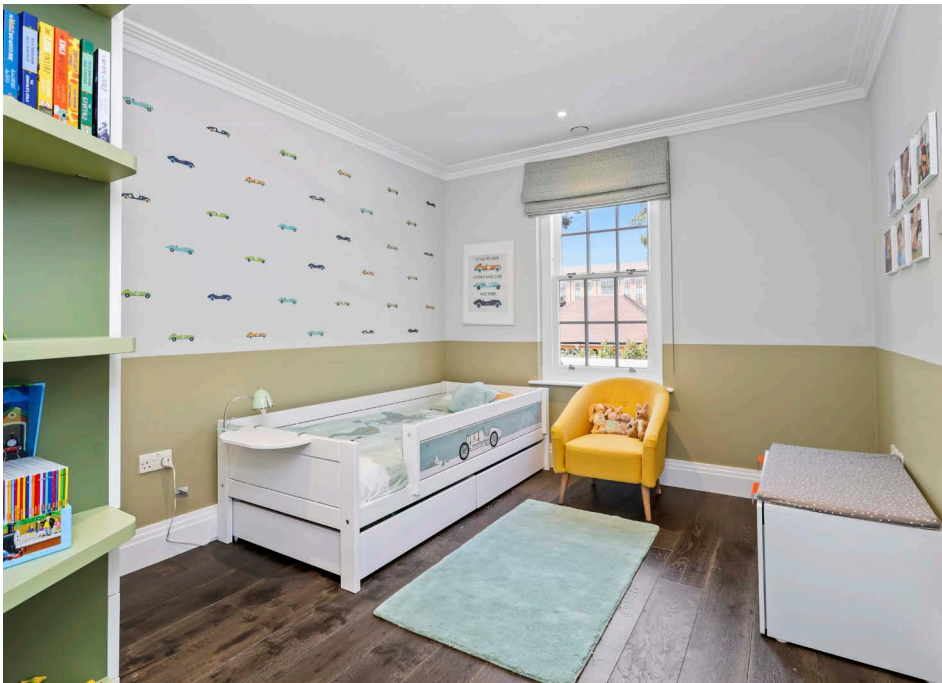






The house further benefits from a downstairs w/c, side and rear access and allocated parking for three cars in a car port, plus many visitors spaces around the development. The building is very energy efficient and includes solar panels on the flat roof. There is a mechanical ventilation system and water softener.

Broadoaks Park is a 25 acre new development being developed by the highly regarded Octagon Development.



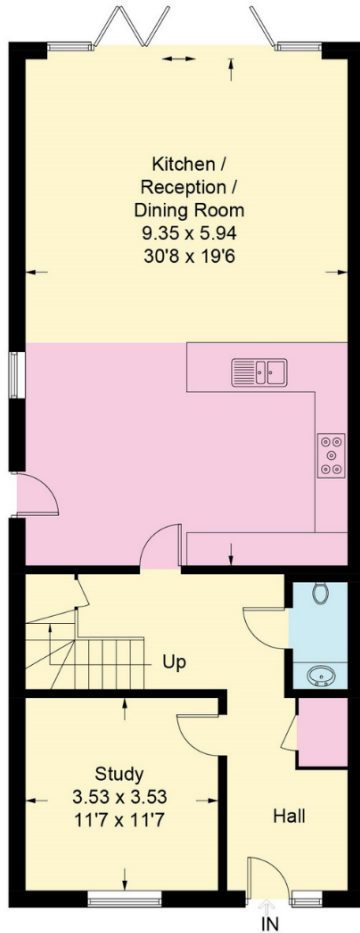
West Byfleet is about to undergo a large regeneration program, with a plan to redevelop the existing shopping centre and provide new community facilities. Both the Marist school and West Byfleet School are walkable distance from the property. The River Wey is located moments from the property, along with Byfleet Rowboat Hire and Byfleet Cricket Club.



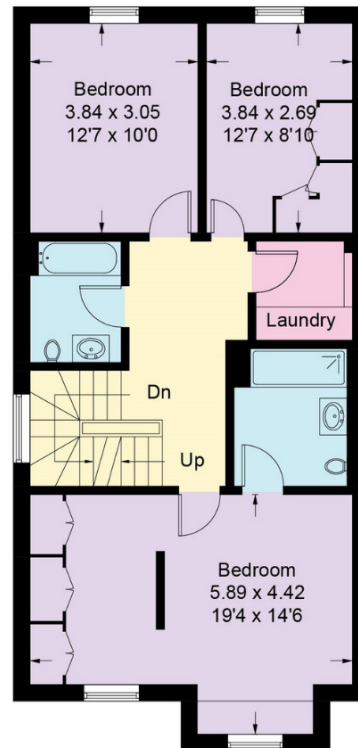
# Broadoaks Park, KT14



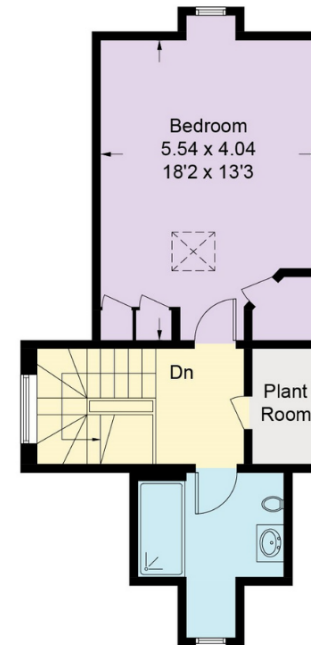
Approximate Gross Internal Area = 207.8 sq m / 2237 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Approximate Gross Internal Area = 207.82 sq m / 2,237 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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