



32 Godley Road Byfleet Surrey KT14 7EP

£480,000



32 Godley Road, Byfleet, KT14

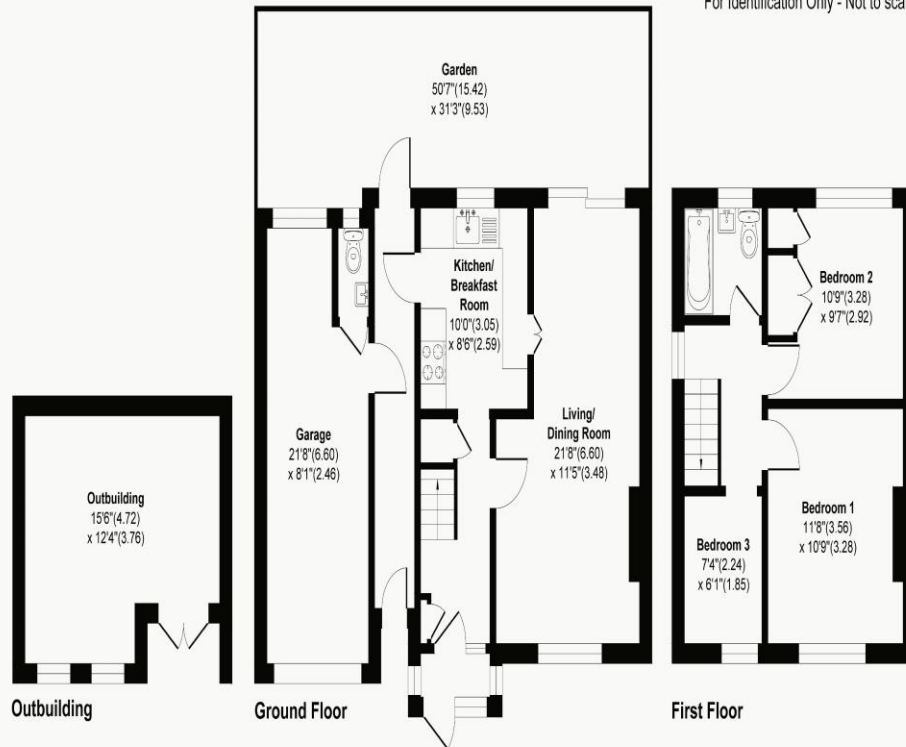
Approximate Area = 842 sq ft / 78.2 sq m

Garage Area = 175 sq ft / 16.2 sq m

Outbuilding Area = 171 sq ft / 15.8 sq m

Total Area = 1188 sq ft / 110.2 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for James Neave Estate Agents by FJcam Productions.



Positioned in the heart of Byfleet village, this attractive three-bedroom semi-detached home offers a wonderful balance of well-proportioned living space, excellent outdoor features, and exciting future potential. Ideally situated close to local shops, well-regarded schools, and everyday village amenities, the property presents a fantastic opportunity for growing families and buyers looking to put their own stamp on a home. The ground floor layout centres around an open-plan living and dining room that stretches from the front to the back of the house, creating a bright and versatile space perfect for both daily family life and entertaining guests. Adjoining this main living space is a separate, practical kitchen with a door leading out into a convenient covered walkway. This side pass provides sheltered direct access straight into the attached garage, making day-to-day access and extra storage exceptionally easy and also provides the downstairs cloakroom. Upstairs, the first-floor accommodation comprises three bedrooms, including two generous double rooms alongside a traditional third single room, ideal for a nursery or dedicated home office. Serving the bedrooms is a central family bathroom, and additional access is available up to a useful loft space equipped with a pull-down ladder. Externally, the property features off-street parking to the front along with the garage. To the rear lies a real highlight of the home: a desirable south-westerly facing garden that enjoys plenty of natural afternoon and evening sunlight. Nestled within the garden is a versatile cabin, perfect for use as a garden studio, gym, or work-from-home space. Furthermore, the property boasts scope for future growth, offering potential to convert the garage or extend the main house, subject to the usual planning permissions which have previously been granted (now expired). EPC Rating D.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.