JAMES NEAVE
THE ESTATE AGENTS



21 Binfield Road, West Byfleet, Surrey, KT14 7PN

Guide Price £550,000





Binfield Road, West Byfleet, KT14

Total area: approx. 109.4 sq. metres (1178.0 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Offered to the market with no onward chain, this beautifully presented period cottage offers a wonderful blend of character, warmth and modern living, with deceptively spacious accommodation arranged over three floors. Sympathetically extended and thoughtfully updated, the property retains its original charm whilst incorporating modern finishes and practical day-to-day living. The ground floor flows effortlessly from the open-plan sitting/dining room through to the well-appointed kitchen at the rear, with a useful downstairs WC adding further convenience. To the first floor are two well-proportioned double bedrooms served by a family bathroom with three-piece suite. Occupying the top floor, the impressive main bedroom has been created via a loft conversion and benefits from a Juliet balcony, creating a bright and inviting retreat. Externally, the low-maintenance rear garden is predominantly laid to lawn with a useful shed to the rear, whilst an elevated decked seating area provides an ideal space for outdoor dining and entertaining. Located in the centre of Old Byfleet village, the property is well placed for local amenities and excellent transport links by both road and rail. A charming character home with a turn-key finish, lovely homely feel and deceptively spacious accommodation. EPC Rating TBC.













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.