



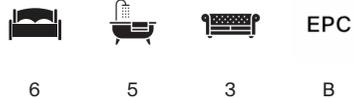
BROADOAKS PARK ROAD

West Byfleet, Surrey, KT14



# A MODERN FAMILY HOME

Set within the exclusivity of a private gated development, this exceptional home in the prestigious Broadoaks Park offers nearly 4,000 sq. ft of refined contemporary living arranged over three beautifully designed floors.



Local Authority: Woking Borough Council

Council Tax band: G

Tenure: Freehold

Service charge: Circa £1,000 per annum



## FINISHED TO A HIGH SPECIFICATION THROUGHOUT

- Private gated development
- 3,893 sq ft
- Open-plan Miele kitchen
- Full underfloor heating across all floors
- EV charger
- Within walking distance to West Byfleet Town Centre and Station
- South-facing garden











## LOCATED IN A DESIRABLE PRIVATE DEVELOPMENT

Broadoaks Park is an exclusive 25-acre private development created by the renowned Octagon Developments, offering a peaceful and secure setting surrounded by beautifully landscaped grounds. Its gated environment provides a sense of privacy while maintaining a strong community feel.

The property is ideally positioned within walking distance of West Byfleet town centre, which is currently benefiting from a significant regeneration programme. This includes plans to redevelop the shopping centre and enhance local amenities, bringing new energy and convenience to the area.

Families are well served by excellent local schooling, with The Marist School and West Byfleet School both close by. The River Wey is moments away, offering picturesque walks and outdoor leisure opportunities, making the location perfect for those seeking both accessibility and natural surroundings.







Approximate Gross Internal Area = 361.67 sq m / 3,893 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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