



**WEST BYFLEET**

**OIRO £700,000**

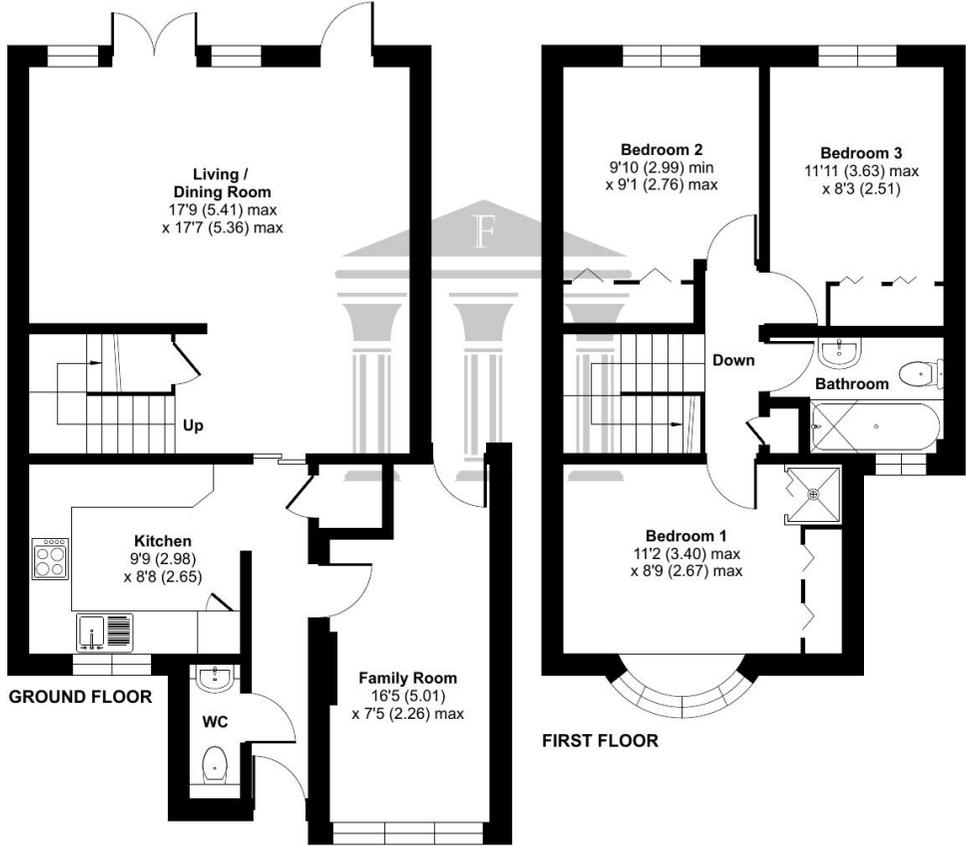
Superbly positioned within easy walking distance of West Byfleet Village and its mainline station, this attractive detached residence is offered to the market with **NO ONWARD CHAIN.**



# Hollies Avenue, West Byfleet, KT14

Approximate Area = 1045 sq ft / 97 sq m

For identification only - Not to scale



## Hollies Avenue, West Byfleet, Surrey, KT14

- Offered to the market with **NO ONWARD CHAIN**
- Detached three double bedroom residence
- Walking distance to West Byfleet Village & mainline station
- Spacious living/dining room
- Good Size mature, secluded rear garden
- Off-street parking for two vehicles
- Located within the catchment area of several highly regarded schools

Superbly positioned within easy walking distance of West Byfleet Village and its mainline station, this attractive detached residence is offered to the market with **NO ONWARD CHAIN**, making it an ideal opportunity for a smooth and swift purchase. The property further benefits from off-street parking for two vehicles and a mature, well-screened rear garden of generous proportions, providing a high degree of privacy.

The well-planned accommodation is both spacious and versatile. A bright and generous living/dining room enjoys direct access to the rear garden, creating an excellent space for both everyday living and entertaining. In addition, there is a separate family room, offering flexibility for use as a snug, home office or playroom, together with a well-appointed kitchen and a convenient ground floor cloakroom.

To the first floor, the property offers three well-proportioned double bedrooms, all providing comfortable accommodation for family living. With its desirable location, practical layout and excellent outdoor space, this appealing home is sure to attract strong interest, and internal viewings are highly recommended to fully appreciate all it has to offer.

West Byfleet is a charming and well-connected Surrey town, perfectly balancing tranquil surroundings with everyday convenience. The village centre offers an appealing mix of high-street brands, independent boutiques, cafés, and a Waitrose supermarket, all just moments from the property. West Byfleet mainline station provides fast and frequent services to London Waterloo, making it ideal for commuters, while the nearby A3 ensures easy access by car to major routes and surrounding towns. West Byfleet is also renowned for its excellent selection of both state and independent schools, making it a highly desirable location for families seeking quality education within a peaceful yet well-connected setting.

For a broader choice of shopping, dining, and leisure facilities, Woking lies approximately three miles away, and the historic county town of Guildford—around nine miles distant—offers an array of cultural and recreational venues including G Live, The Electric Theatre and The Yvonne Arnaud Theatre. The area's picturesque countryside provides a wealth of opportunities for walking, cycling and horse riding, with scenic canals and open green spaces such as Pyrford Common close at hand. Golf enthusiasts are equally well catered for, with prestigious courses including The Wisley, Wentworth and Queenwood nearby, alongside local clubs in Pyrford, West Byfleet and New Zealand.

Council Tax Band F - EPC Rating C - Tenure: Freehold



