



ALEXANDER RUMSEY
REAL ESTATE

Dartnell Park Road, West Byfleet, KT14

Guide Price £1,250,000

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Situated on a generous plot on Dartnell Park Road, one of West Byfleet's most desirable residential roads, this substantial four-bedroom detached family home offers over 2,160 sq. ft. of versatile accommodation, perfectly suited to modern family living.

The property is approached via a large block-paved driveway providing ample off-street parking.

Upon entering, a welcoming entrance hall provides access to a spacious dual-aspect living room, flooded with natural light and offering an ideal space to relax. A separate family room creates additional reception space, perfect as a children's playroom, snug or TV room.

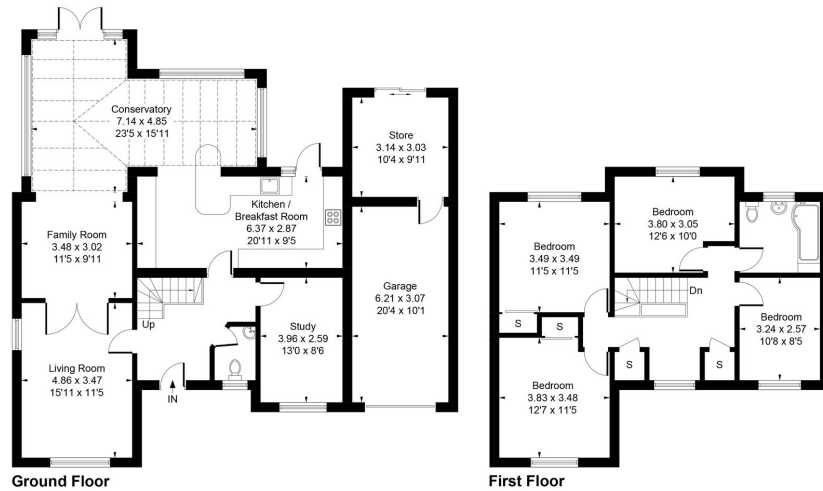
To the rear of the property lies the heart of the home – a generous kitchen/breakfast room with excellent storage and worktop space, flowing seamlessly into an impressive conservatory spanning over 23 feet. Overlooking the garden, this superb entertaining space is ideal for family gatherings and summer dining.

Completing the ground floor is a versatile study, perfect for those working from home, together with a convenient cloakroom/WC. The garage is complemented by a useful adjoining store, offering excellent additional storage or workshop space. The first floor comprises four well-proportioned double bedrooms, all benefiting from built-in wardrobes. The principal bedrooms enjoy particularly generous dimensions, while the family bathroom serves the accommodation.

Outside, the rear garden offers a private and secluded setting with plenty of space for children to play and for outdoor entertaining. Located within easy reach of Byfleet Village, Brooklands Retail Park and West Byfleet mainline station, the property enjoys excellent transport links into London whilst benefiting from highly regarded local schools, nearby countryside walks and a wealth of everyday amenities. Offering generous proportions throughout, multiple reception rooms and excellent scope for a purchaser to personalise, this is a fantastic opportunity to acquire a substantial family home in an outstanding location.



Approximate Gross Internal Area = 171.20 sq m / 1843 sq ft
 Garage & Store = 29.98 sq m / 323 sq ft
 Total = 201.18 sq m / 2166 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Detached family home
- Four generous bedrooms
- Four reception rooms
- Spacious kitchen/breakfast room
- Impressive 23ft conservatory
- Ground floor study
- Desirable residential location
- Garage with adjoining store close to schools
- Large block-paved driveway with ample parking
- Approximately 2,166 sq. ft. including garage and store



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