



120 Church Road Byfleet Surrey KT14 7NF

£500,000



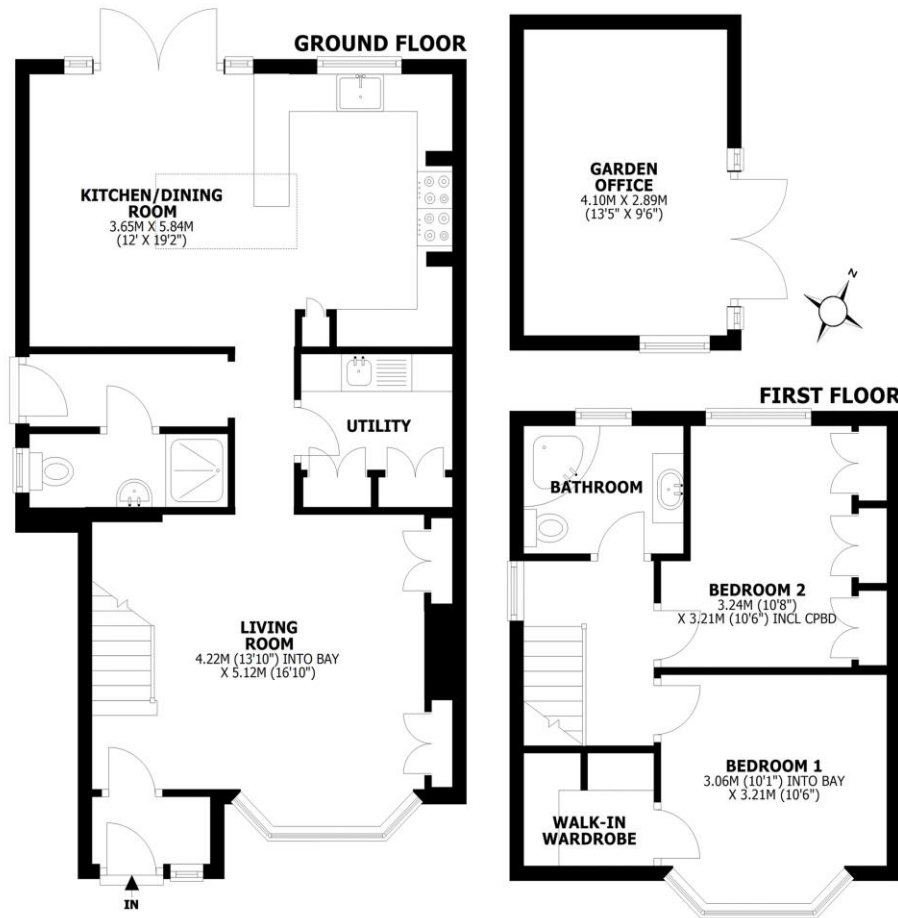


Church Road, Byfleet, West Byfleet, KT14

Total internal area: approx. 98.4 sq. metres (1059.2 sq. feet)

Main area: approx. 86.6 sq. metres (931.7 sq. feet)

Outbuilding(s): approx. 11.8 sq. metres (127.5 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 relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

This is a rare find in the heart of Byfleet, a beautifully presented two-bedroom home that perfectly balances modern style with incredible outdoor space. Sitting just moments from the village centre, this end-of-terrace gem boasts a stunning interior, a dedicated home office/studio, and an exceptionally deep garden that is a dream for any green-fingered buyer. With the bonus of previously granted planning permission to extend, this is a home you can move into today and grow into the future. The interior has been expertly designed with family life in mind. The front-aspect lounge flows naturally into a bright, social kitchen/breakfast room—the true heart of the home. With doors opening wide to the garden, it's a space that feels connected to the outdoors all year round. Practicality is a big win here too, with a generous separate utility room and a downstairs shower room. Upstairs, you'll find two great-sized bedrooms—including a main with a walk-in wardrobe area, and a nice family bathroom. The rear garden is undoubtedly the standout feature of this property. Exceptionally deep and well maintained, it offers a private, expansive space that is rare for the area. For those looking to embrace a sustainable lifestyle, there is more than enough room for vegetable patches, a greenhouse, or a "good life" setup. Tucked away within this green oasis is a fully cabled outside office/studio, providing the perfect quiet spot for remote working. To the front of the home, you have a private driveway and that all-important side access to the rear space. Byfleet village offers a fantastic lifestyle with a friendly community feel, local schools, and the village green all within easy reach. For your bigger shops, the Brooklands retail park (M&S and Tesco) is just across the Parvis Road. Commuters are perfectly placed with three mainline stations nearby and seamless links to the A3 and M25. 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.