



ALEXANDER RUMSEY  
REAL ESTATE

# Derisley Close, Byfleet, KT14

Guide Price £625,000

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Set within an exclusive gated development and enjoying stunning views across open fields, this beautifully presented three/four-bedroom family home is arranged over three spacious floors.

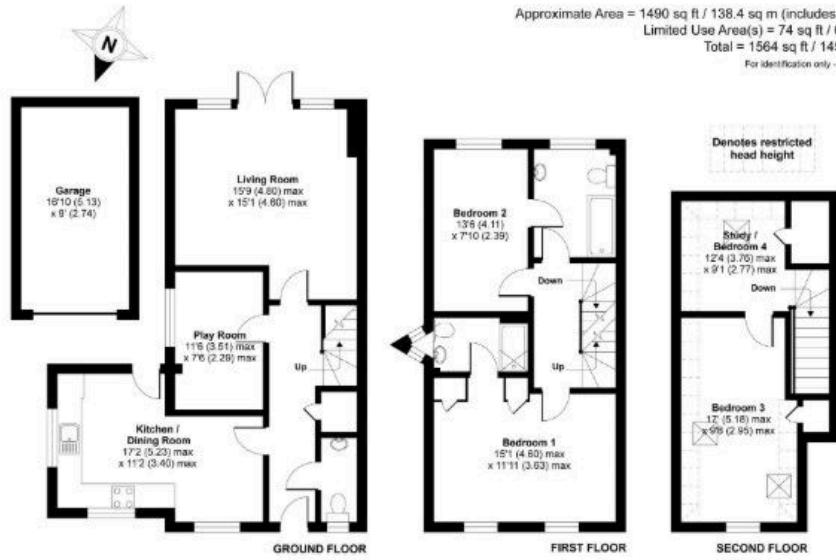
The ground floor offers a bright and contemporary kitchen/diner, perfect for modern family living, alongside a generous living room with direct access to the garden. There is also a separate playroom/study and a convenient downstairs W/C. The playroom offers excellent flexibility and could easily serve as a fourth bedroom, while the W/C has potential to be converted into a shower room if desired.

On the first floor, there are two well-proportioned double bedrooms. The principal bedroom benefits from an en-suite, while bedroom two enjoys access to a stylish Jack and Jill bathroom. The second floor provides a further spacious double bedroom, in addition to a study which would make an ideal nursery or toddler's room.

Externally, the property features a garage and private driveway to the front, with side access leading to both the front and rear gardens. The rear garden is south-facing, making it ideal for summer entertaining and outdoor relaxation.

Ideally situated within walking distance of Byfleet Village centre and Byfleet & New Haw mainline station, the property is also conveniently close to a retail park offering Marks & Spencer, Tesco and a variety of other amenities.





- Exclusive gated development with stunning views across adjacent fields
- Bright and modern kitchen/diner ideal for family living
- Separate playroom/study with potential to be used as a fourth bedroom
- Principal bedroom with en-suite plus Jack and Jill bathroom to bedroom two
- Garage and private driveway with side access to front and rear gardens
- Beautifully presented three/four-bedroom family home arranged over three floors
- Spacious living room with direct access to the south-facing rear garden
- Ground floor W/C with scope to convert into a shower room
- Additional double bedroom and separate study/nursery on the second floor
- Walking distance to Byfleet Village and Byfleet & New Haw mainline station, close to retail park including M&S and Tesco

