



Hollybank Road, West Byfleet, KT14

Guide Price £1,095,000

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This exquisite property, situated on one of West Byfleet's most prestigious roads, is perfectly suited for local families looking to upsize or clients seeking to downsize with the added convenience of ground-floor living. The home's versatile design offers flexibility to accommodate a range of lifestyle needs, combining comfort, space, and accessibility.

Boasting an enviable location within walking distance of West Byfleet Village and the mainline station, this property is ideal for those who value both the tranquillity of a suburban setting and the ease of commuting. The station offers swift, 30-minute journeys to London Waterloo, making this residence particularly appealing to those who need regular access to the city.

The property is impeccably presented throughout, offering generous and adaptable accommodation. Upon entering, you are greeted by an impressive entrance hall that leads to a well-appointed kitchen/ breakfast room, perfect for casual dining and family gatherings. The light and airy double-aspect living room is a highlight, providing an inviting space for relaxation, while the separate dining room is ideal for more formal entertaining. A utility room ensures additional practicality, and the inclusion of a study, or optional fourth bedroom, offers further flexibility.

The ground floor also features a thoughtfully designed bedroom with an adjoining shower room, making it an excellent option for guests or those seeking single-level living. Upstairs, two additional bedrooms and a family bathroom provide ample space for family members or visitors, ensuring comfort and privacy.

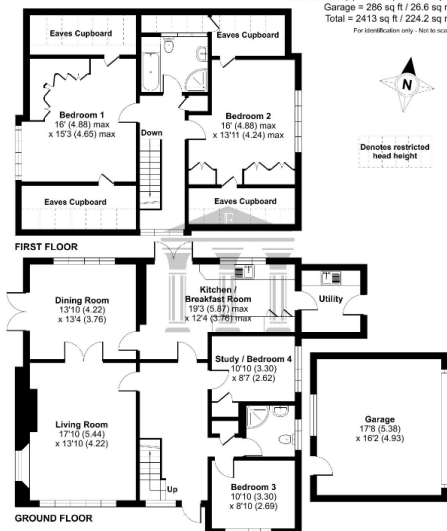
Outside, the property is surrounded by beautifully mature, secluded gardens, offering a serene and private outdoor retreat. Whether for entertaining or simply enjoying peaceful moments, the outdoor space enhances the overall appeal of the home. The front of the property boasts a charming carriage driveway, providing ample parking and easy access to a detached double garage.

Located on one of West Byfleet's most sought-after roads, this home offers more than just exceptional living space. The proximity to the



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Approximate Area = 1943 sq ft / 180.5 sq m
Limited Use Area(s) = 184 sq ft / 17.1 sq m
Garage = 286 sq ft / 26.6 sq m
Total = 2413 sq ft / 224.2 sq m
For Identification only. Not to scale



- Sought-After Location
- Immaculate Condition
- Substantial Potential For Further Extension (STPP)
- Impressive Plot
- Walking Distance Of West Byfleet Village & Mainline Station
- Four Double Bedrooms
- Two Modern Bathrooms
- Open Plan Kitchen /Diner
- Three Separate Reception Rooms
- Four Double Bedrooms With Storage

