



Property details

-  4 bedrooms
-  2 bathrooms
-  EPC Rating D
-  1773 sq. ft
-  West Byfleet 0.5 miles

Conveniently located just moments away from the heart of West Byfleet village, an attractive 4 bedroom detached home ideal for families, commuters, and downsizers alike.

The property comprises of a welcoming entrance hall, a spacious lounge boasting a feature fireplace, a separate dining room, and a family room/snug off the modern kitchen/breakfast room. Upstairs there are 4 well-proportioned bedrooms with a stylish fully tiled ensuite shower to the master bedroom and a fully tiled modern family bathroom.

Features worthy of special note include the bay fronted windows to the lounge and dining room giving this home an imposing look, the lovely wood and tiled floors to the ground floor and the excellent gardens to the front and rear.

The property is situated within walking distance of West Byfleet mainline station from where trains take around half an hour to reach London/Waterloo. West Byfleet village also offers an excellent range of shopping including Waitrose. There is a good choice of doctors and dentists as well as other healthcare services. Also on offer is a lovely selection of coffee shops and leisurely activities. A retail park with Marks & Spencer and Tesco amongst others is close by. Road links are excellent as the property is almost equidistant junctions 10 and 11 of the M25. Town centres of Weybridge, Walton-on-Thames and Cobham are within a short drive whilst larger shopping centres at Guildford, Woking and Kingston are also easily accessible. For those that prefer to travel by car, central London can be reached within 40 minutes or so.

Transport Links

West Byfleet 0.5 miles
Woking 2.24 miles

Schooling Facilities

Primary
The Marist Catholic Primary School
Pyrford Church of England Aided Primary School
West Byfleet Junior School

Secondary
Fullbrook School
St John The Baptist Catholic School

Council tax band: G

Local authority: Woking

Tenure: Freehold

Viewings

By appointment only
[01932 354494 / westbyfleet.admin@seymours-wba.co.uk](mailto:westbyfleet.admin@seymours-wba.co.uk)



Walking Distance of
West Byfleet
mainline train station

Beautifully Presented
throughout



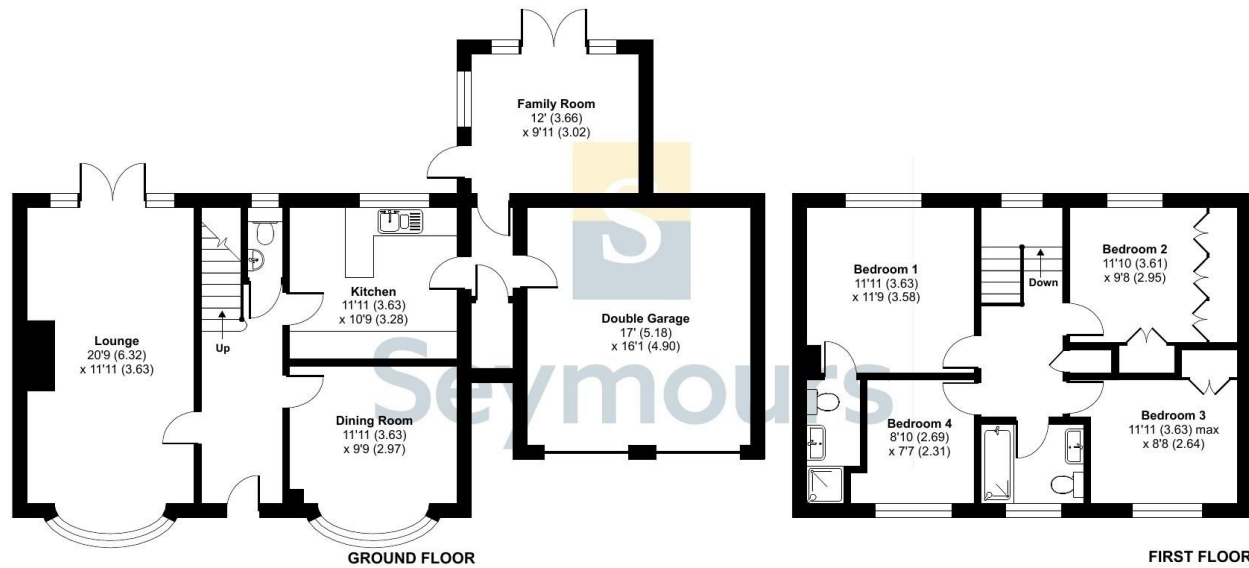
Floorplan

Approximate Area = 1501 sq ft / 139.4 sq m

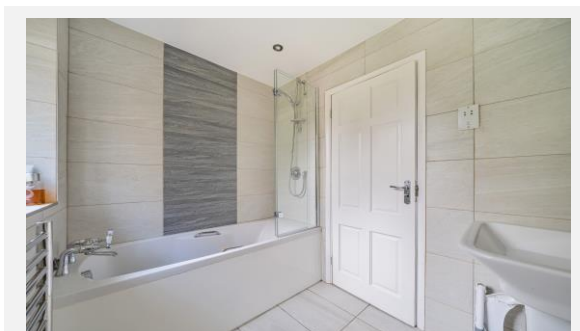
Limited Use Area(s) = 272 sq ft / 25.2 sq m

Total = 1773 sq ft / 164.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Seymours Estate Agents. REF: 1058851



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