

Seymours

Hollies Avenue
West Byfleet, Surrey, KT14 6AJ

£850,000 Guide Price

Property details

- 4 bedrooms
- 3 baths
- EPC Rating E
- 1692 sq. ft
- West Byfleet 0.2 miles

Ideally positioned just moments from West Byfleet village centre, its excellent range of shops, highly regarded schools for all ages and mainline railway station, this charming 4 bedroom home offers generous accommodation, attractive period features and a wonderful blend of traditional character and modern-day convenience. The property opens into a spacious entrance hall, leading to a cosy lounge with an attractive fireplace and bay-fronted window. A separate living room flows through to an impressive dining and family room, which wraps around to the well-appointed kitchen. There is also a useful open utility area, offering excellent flexibility and the potential to serve as a second kitchen, with the added benefit of access to a ground floor cloakroom and shower room. The ground floor is completed by an integral garage, with convenient internal access from the lounge. Upstairs, the character and sense of space continue. The principal bedroom enjoys another attractive bay window, while 3 further well proportioned bedrooms are served by a beautifully appointed family bathroom, complemented by a separate WC. It is clear that this home has been cherished and carefully maintained by its current owners. The accommodation combines modern day comforts with the charm of a traditional home, including high ceilings, solid walls and a pleasing sense of character throughout. Externally, the property benefits from ample off street parking leading to the integral garage, together with gated side access to the rear garden. The garden itself is well maintained, predominantly laid to lawn, and features an extensive paved patio and attractive raised flower borders, creating a lovely space for relaxing and entertaining.

West Byfleet village offers a comprehensive range of shopping, leisure and everyday amenities, together with some of the area's most sought after schools for all ages. The mainline railway station is within easy walking distance and provides a direct service to London Waterloo, with journey times of approximately 30 minutes. For those travelling by car, central London can be reached in around 40 minutes, subject to traffic. The nearby town centres of Woking, Weybridge, Walton-on-Thames and Cobham are all within a short drive, while the larger shopping destinations of Guildford and Kingston are also easily accessible.

Transport Links
West Byfleet 0.2 miles
Byfleet and New Haw 1.48 miles
Woking 2.46 miles

Schooling Facilities
Primary
The Marist Catholic Primary School
West Byfleet Junior School
New Haw Community Junior School

Secondary
Fullbrook School
St John The Baptist Catholic School
The Park School
Bishop David Brown school

Council tax band: Tax band F
Local authority: Woking Borough Council
Tenure: Freehold

Viewings
by appointment only
01932 354494 / westbyfleet.admin@seymours-wba.co.uk





Short walk to West Byfleet village centre & mainline train station

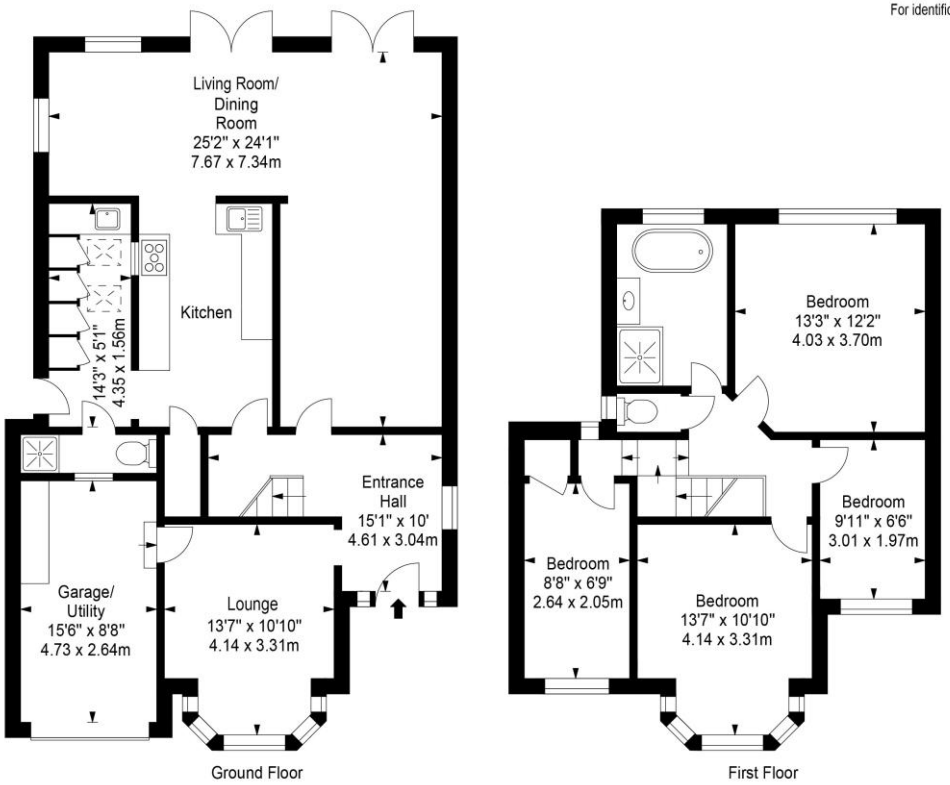
Attractive character home





Floorplan

Approx. Gross Internal Area 1,692 sq ft - 157.20 sq m
For identification only - Not to scale
(Including Garage)



Every attempt is made to assure accuracy, however
measurements are approximate and for illustrative purposes only. Not to scale.







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