



OLD AVENUE

WEST BYFLEET • SURREY

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WEST BYFLEET, SURREY, KT14 6AE

CHAIN FREE - An exceptional family home tucked away in one of West Byfleet's most prestigious roads. Occupying a private and quiet plot of about 0.2 acres, this impressive 4/5 bedroom detached family residence offers approximately 2,266 sq ft of superbly appointed accommodation, combining generous proportions with contemporary family living. Set within a lovely cul-de-sac, in one of West Byfleet's most sought-after residential roads, the property has been thoughtfully extended to create an exceptional home with a wonderful sense of space and versatility. Of particular note is the impressive kitchen/breakfast room, where stunning bi-fold doors open seamlessly onto the rear garden, creating an ideal setting for both relaxed family living and entertaining. The accommodation is complemented by 4 reception rooms, offering an excellent degree of flexibility for modern family life, home working and entertaining. The principal bedroom is particularly impressive, enjoying excellent proportions together with a luxurious en-suite shower room and dedicated dressing room, that could easily be used as a 5th bedroom. Approached via an attractive frontage, a sweeping driveway provides ample off-street parking and leads to the integral garage. To the rear, the property enjoys a delightful and predominantly private sunny garden, providing an attractive outdoor extension of the living space.



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ACCOMMODATION & SPECIFICATION

 4/5  2 EPC rating C  2266 sq ft  West Byfleet 0.8 mile









LOCATION

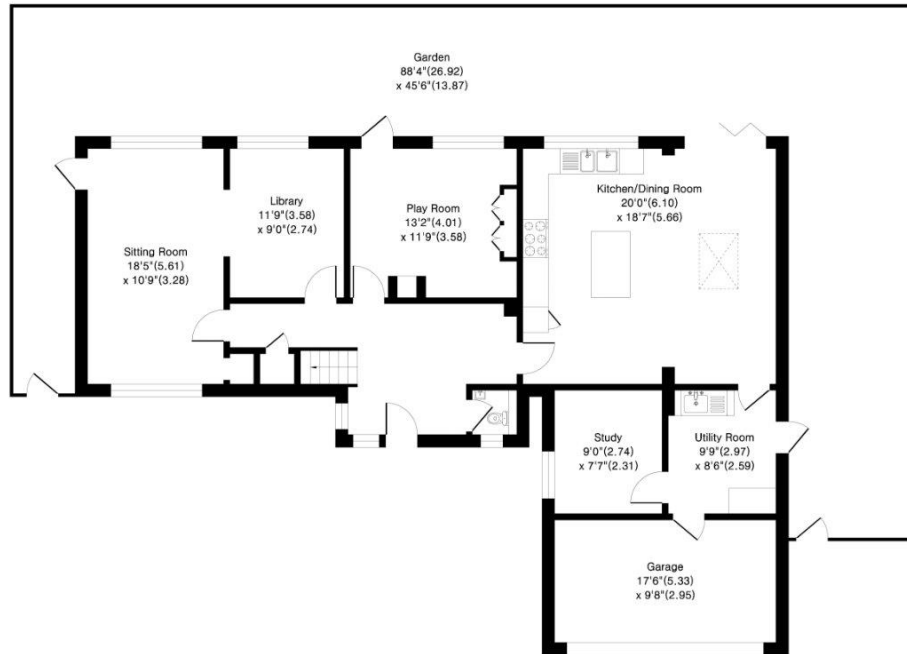
Prime West Byfleet Location - the property is ideally positioned within approximately 10 minutes' walk of West Byfleet village centre and its mainline railway station, offering a fast and convenient service to London Waterloo in around 30- minutes. The surrounding area provides an excellent balance of village amenities, leisure facilities and commuter connections. Nearby Brooklands, the historic home of British motor racing, is now renowned for its museum, aviation displays and Mercedes-Benz World. A comprehensive range of shopping facilities is also close at hand, including Marks & Spencer and Tesco. For commuters, the road network is particularly convenient, with easy access to both Junction 10 and Junction 11 of the M25, while the neighbouring centres of Weybridge, Walton-on-Thames and Cobham are all within a short drive. The larger commercial and retail centres of Guildford, Woking and Kingston are also readily accessible. For those travelling into the capital by road, Central London can be reached in approximately 40 minutes, making this an outstanding opportunity to acquire a substantial and beautifully presented family home in a highly desirable Surrey location.



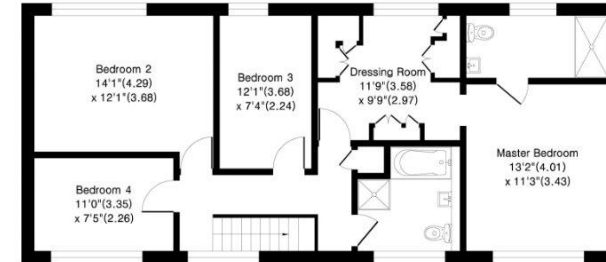
Kyamin, Old Avenue, West Byfleet KT14

Approximate Gross Internal Area = 210.5 sq m / 2266 sq ft

For Identification Only - Not to scale



Ground Floor



First Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Seymours Estate Agents by FJcam Productions.





Seymours

PRESTIGE HOMES

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