



Property details

-  3 bedrooms
-  2 baths
-  EPC Rating D
-  1219 sq. ft
-  West Byfleet 0.9 miles

Situated in the popular residential area of New Haw, this three-bedroom house offers well-proportioned accommodation, neutral décor and attractive front and rear gardens. The property is conveniently located within reach of West Byfleet mainline railway station, providing excellent transport links for commuters.

The accommodation begins with an entrance porch leading through to a shower room. The sitting room is a welcoming space, finished in neutral tones and featuring doors opening directly onto the rear garden, creating a pleasant connection between indoor and outdoor living. A separate dining room provides an ideal space for family meals and entertaining.

The contemporary kitchen is fitted with sleek white units and benefits from a skylight, allowing natural light to flood the space and creating a bright, airy atmosphere.

Upstairs, there are three bedrooms, offering flexible accommodation for families, guests or those requiring a home office. The family bathroom is fitted with a modern white suite, including a bath with shower over, and enjoys the benefit of natural light.

Externally, the property benefits from front and rear gardens, together with a garage. The private rear garden has been designed with ease of maintenance in mind, featuring mature planting that provides an established and attractive setting in which to relax and enjoy the outdoors.

Combining practical living space, a contemporary kitchen, private garden and convenient access to local transport links, this property would make an appealing home for a range of buyers.

Transport Links

Byfleet and New Haw 1.6 miles
West Byfleet 0.9 miles

Schooling Facilities

Primary

West Byfleet Junior School
New Haw Community Junior School
Byfleet Primary School

Secondary

Fullbrook School
The Bishop David Brown School
Jubilee High School

Council tax band: E

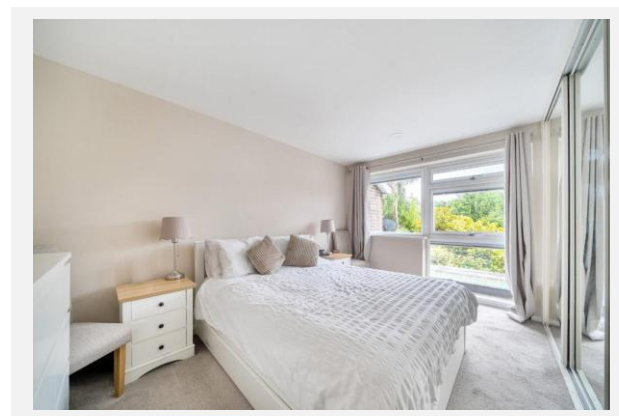
Local authority: Runnymede

Tenure: Freehold

Viewings

By appointment only

[01932 354494](tel:01932354494) / sales@seymours-westbyfleet.co.uk



Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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