

Seymours

Woodlands Avenue
West Byfleet, Surrey, KT14 6AW

£725,000 OIEO

Property details

- 4 bedrooms
- 2 baths
- EPC Rating D
- 1534 sq. ft
- West Byfleet 0.2 miles

A deceptively spacious 4 bedroom detached chalet-style home, conveniently situated within easy walking distance of West Byfleet village and the mainline train station.
The property is well presented throughout and offers versatile accommodation, with standout features including a spacious living/dining room and a fantastic, extensively fitted kitchen/breakfast room.
The flexible layout comprises 4 bedrooms, with 2 bedrooms located on the first floor, along with a family bathroom on the first floor and a separate shower room on the ground floor.
Outside, the property benefits from an excellent driveway providing ample off-street parking, while to the rear is a beautifully maintained garden, offering a lovely outdoor space to enjoy.

West Byfleet village offers a comprehensive range of shopping and leisure amenities and some of the best schools in the area. The mainline train station is with easy walking distance and provides a direct service to London Waterloo (journey time around 30 minutes). For those that prefer to travel by car, central London can be reached within 40 minutes or so. Town centres of Woking, Weybridge, Walton-on-Thames and Cobham are within a short drive whilst larger shopping centres at Guildford and Kingston are also easily accessible.

Transport Links
West Byfleet 0.2 miles
Byfleet and New Haw 2.3 miles
Woking 2.8 miles

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

Secondary
Fullbrook School
The Bishop David Brown School
Jubilee High School

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

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





Deceptively spacious

The mainline train station is with easy walking distance



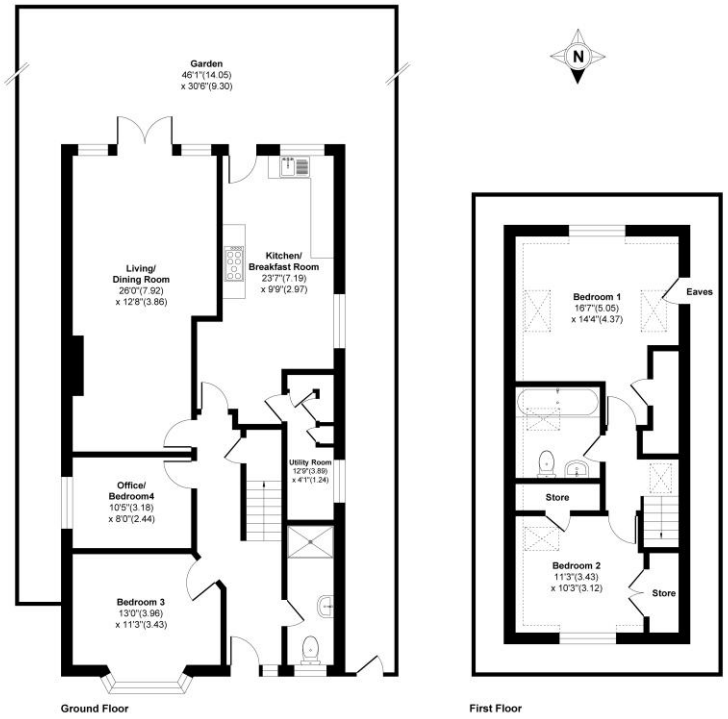


Floorplan

Woodlands Avenue, West Byfleet, Surrey, KT14

Approximate Gross Internal Area = 1,550 sq ft / 143.99 sq m

For Identification Only - Not to scale



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.







West Byfleet office Seymours Estate Agents, West Lodge, Station Approach, West Byfleet, Surrey, KT14 6NG
01932 354494 / westbyfleet.admin@seymours-wba.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.