



Hatfield Close
West Byfleet, Surrey, KT14 6PG
£1,000,000 Asking Price

Property details

-  5 bedrooms
-  3 baths
-  EPC Rating C
-  2302 sq. ft
-  West Byfleet 0.6 miles

Tucked away at the end of a private cul-de-sac, this attractive 5 bedroom detached family home offers spacious and versatile accommodation, with 4 reception rooms, 3 bathrooms and a detached pitched-roof double garage. The property has a welcoming entrance hall leading to well-proportioned and easy-flowing living accommodation. There is a comfortable sitting room with French doors opening onto the rear garden, a separate dining room, also with French doors to the garden, together with a family room and a study. The ground floor is completed by a generous kitchen/breakfast room, utility room and cloakroom, providing all the practical elements needed for modern family living. Upstairs, the principal bedroom benefits from an en-suite bathroom, as does the guest bedroom, while the remaining bedrooms are served by the family bathroom. Outside, the property has considerable kerb appeal, with a private driveway providing excellent off-road parking and leading to the detached double garage. To the rear, the garden is particularly private and secluded, being mainly laid to lawn and providing a lovely setting for family life and outdoor entertaining. A very appealing family home in a tucked-away position, offering a combination of space, privacy and versatility.

This property is situated in a highly desirable location, just a 10-minute walk from West Byfleet village, offering an excellent range of shopping and leisure facilities. Ideal for both commuters and families, it provides easy access to a variety of amenities, including major chains like Waitrose and Costa Coffee, all within walking distance. The main line railway station is just a short walk away, with trains to London Waterloo taking approximately 30 minutes. The iconic Brooklands motor racing circuit, now home to a museum, aircraft displays, and the Mercedes World Centre, is just a few miles away. For more extensive shopping options, the nearby Brooklands Retail Park features big names such as Marks & Spencer and Tesco. For those who prefer road travel, the A3 and M25 (Junction 10) are only about 3 miles away, offering fast connections to London, the south of England, as well as Heathrow and Gatwick airports. The nearby towns of Weybridge, Walton-on-Thames, and Cobham are all just a short drive away, and larger shopping centres in Guildford, Woking, and Kingston are easily accessible. The area is known for its prestigious golf clubs, including Woking, West Hill, Worplesdon, New Zealand, West Byfleet, and Foxhills. Additionally, the Nuffield Health and Leisure Centre with a pool and West Byfleet Tennis Club are within

easy reach. For families, there is a fine selection of both private and state schools in the area for all ages. In close proximity to Wisley Gardens. The picturesque Basingstoke Canal, with its tree-lined path leading to Woking Town Centre, forms the north-west border of the village. The county town of Guildford is about 8 miles south, offering a wide range of shops, cafes, restaurants, a theatre, a cinema complex, the Spectrum leisure centre, and a mainline station.

Transport Links

West Byfleet 0.6 miles
Byfleet & New Haw 1.5 miles
Weybridge 3.1 miles

Schooling Facilities

Primary
Byfleet Primary School
St Mary's CofE Controlled Primary School, Byfleet
West Byfleet Junior School

Secondary
Fullbrook School
Heathside School

Council tax band: Tax band G

Local authority: Woking Borough Council

Tenure: Freehold

Viewings

by appointment only

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Private cul-de-sac

Highly desirable location



Floorplan

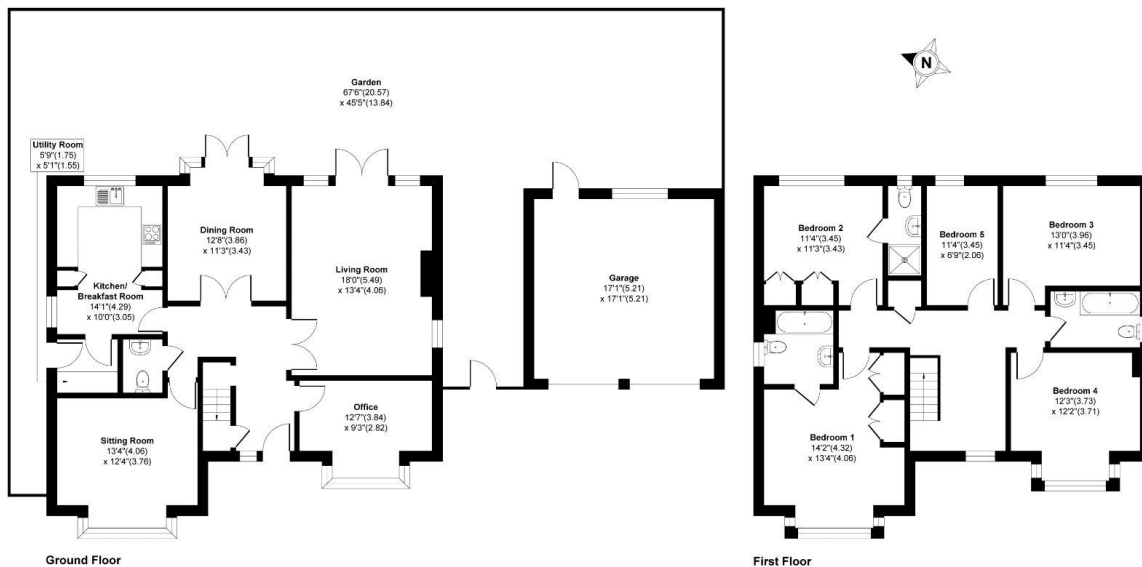
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Approximate Gross Internal Area = 2,010 sq ft / 186.71 sq m

Garage = 292 sq ft / 27.11 sq m

Total = 2,302 sq ft / 213.82 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.



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