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Godley Roads, West Byfleet, KT14 7EP

Offers In The Region Of £465,000



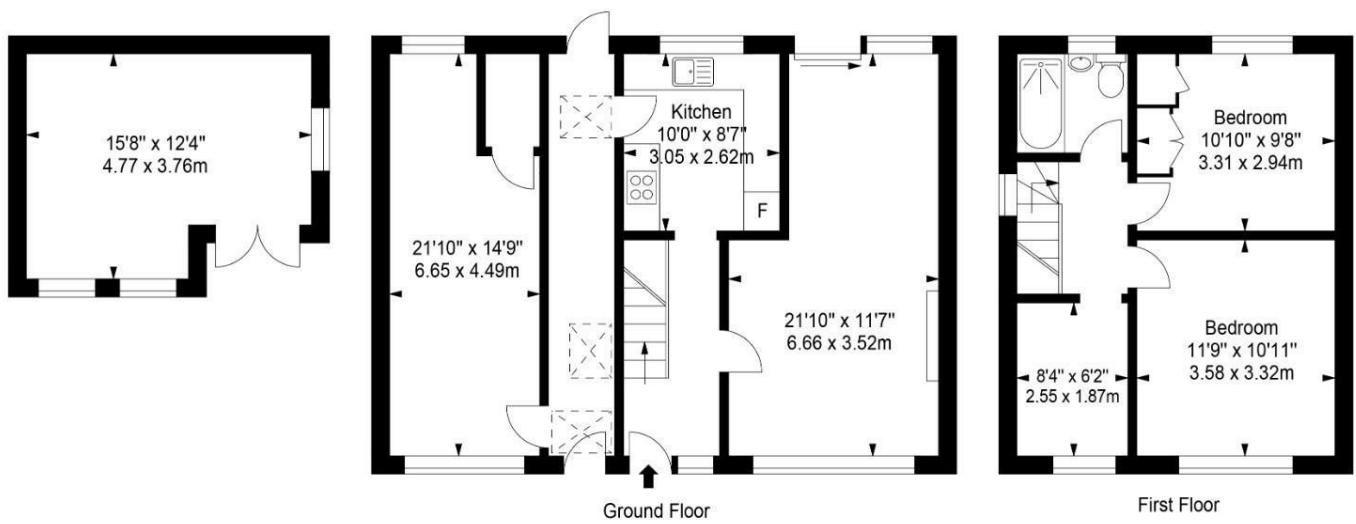
NO CHAIN! Welcome to the market this well presented three-bedroom Semi-detached house located in a popular and quiet road in the heart of Byfleet Village. Offering private driveway for 2 cars and a very good sized private rear garden, the garage is double length providing excellent storage and covered side access from front into the rear garden. This property is extremely well maintained and presented throughout and offers potential to extend subject to planning. Enter the property into a light and bright hallway. The double aspect sitting room provides space for lounge area and dining, the French doors from here allow views and direct access out onto the rear garden. A good size modern kitchen overlooking the garden offering a good amount of wall and base units, integrated appliances include oven and hob with space for other white goods. The back door from the kitchen leads out into the covered side access where you can easily access the garage via the side door. Upstairs are three good size bedrooms, large Master bedroom, very good size second bedroom and the third bedroom being a single, currently used as an office. The main bathroom includes bath, shower, WC and hand-basin. The landing space allows easy access to the loft via the pull-down ladder. This property benefits from a generous sized South facing garden carefully nurtured with mature plants and shrubs large lawn and good-sized patio area. Location is key being positioned in the heart of Byfleet Village close to local Village shops and amenities. Walking distance to the local Village Primary School. Within close reach to all main transport links including M25 and A3, Byfleet and New Haw train station with a direct link into London Waterloo. EARLY VIEWINGS RECOMMENDED!



Floor Plan

Approximate Area = 1,214 sq ft / 112.78 sq m

For identification only - Not to scale



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

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| | 59 | 85 |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.