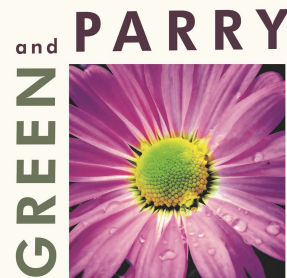


Tel: 01932 351986  
Email: [info@greenandparry.com](mailto:info@greenandparry.com)



Loxley Close, West Byfleet, KT14 7GA

**Offers Around £439,999**



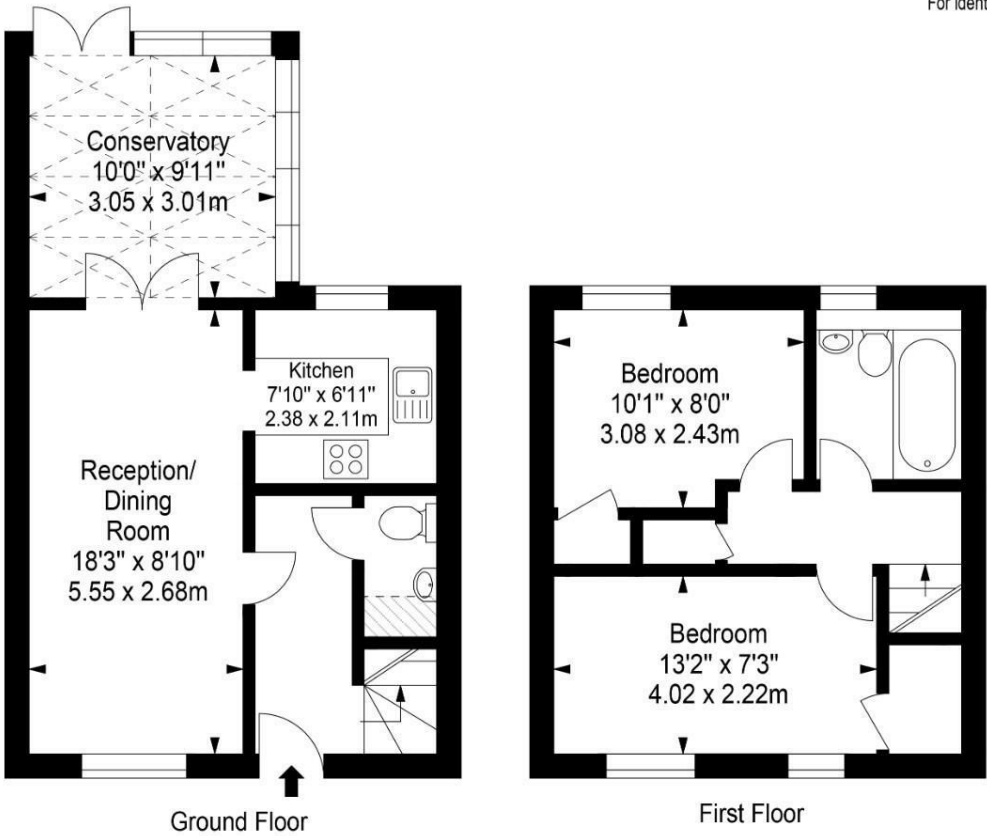
Welcome to the market this extremely well presented, tastefully decorated two-bedroom end of terrace house located in Byfleet Village. Nestled within a private gated community with allocated parking space plus visitor parking. The property comprises of a good-sized hallway with downstairs cloakroom including WC and hand-basin with storage for shoes. A generous sized sitting room with doors leading into the purpose built conservatory lending itself to a separate dining room. The conservatory is a lovely addition to this property and allows views and direct access out onto the private rear garden. The kitchen is separate and a good size including plenty of wall and base units with integrated appliances consisting of gas hob, oven and dishwasher and space available for a double height fridge and freezer and washing machine. Upstairs offers two good sized double bedrooms both bedrooms include built in wardrobes. The landing space allows easy access into the loft and there is a cupboard housing the water tank. The main bathroom is a very good size and includes bath, handheld shower, WC and hand-basin with modern heated towel rail. This property comes with a Private rear garden mostly laid to lawn with patio area and shed. Location is key being in the heart of Byfleet Village close to local Village shops and amenities. Excellent transport links within easy reach and a choice of local Village shops and amenities, good schools and Brooklands Superstores where you will find Tesco and Mark and Spencer. **EARLY VIEWINGS RECOMMENDED AND STRICTLY BY APPOINTMENT ONLY!**



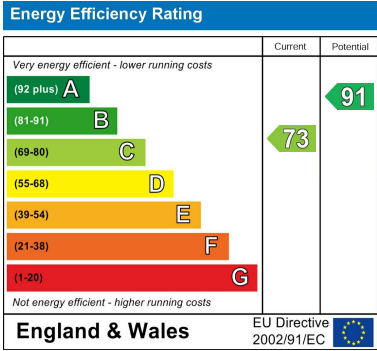
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Tel: 01932 351986 Email: [info@greenandparry.com](mailto:info@greenandparry.com) [www.greenandparry.com](http://www.greenandparry.com)

Floor Plan

Approximate Area = 701 sq ft / 65.15 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.



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.