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Green Lane Close, West Byfleet, KT14 7DW

**£490,000**



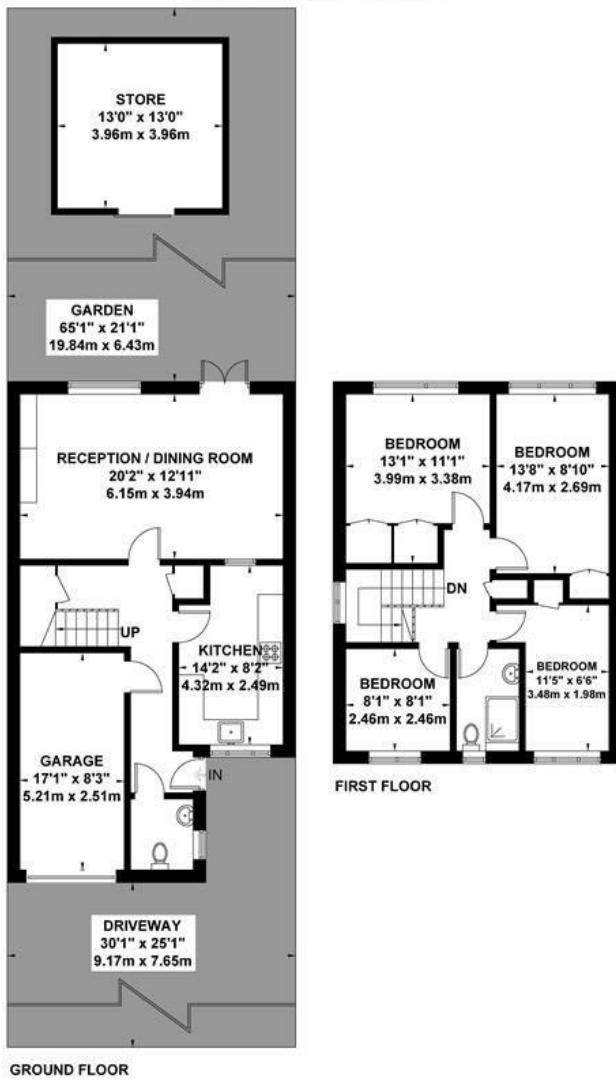
Welcome to the market a superb opportunity to purchase a large 4 bedroom semi detached property in a very good road in Byfleet Village. In need of modernisation but offering very good living and accommodation space throughout. The property has a large frontage providing plenty of parking. Spacious hallway with 2 large storage cupboards and downstairs cloakroom including WC and hand-basin. A good size kitchen to the front aspect including wooden wall and base units, integrated oven and 4 ring gas hob. Large sitting room offering plenty of space for sitting and dining. The patio doors allow views and access out on to the Private rear garden and make this living space light and bright. Upstairs are 4 very good size bedrooms and main bathroom. Access to loft space from the landing. The private rear garden is a good size and can be accessed from the side and directly from the sitting room. The garden has a large patio area and laid to lawn with shed at the bottom. Location is key being in a sought after and quiet road in Byfleet Village. Close to excellent transport links and within walking distance to Village shops and amenities including Brooklands Superstores where you will find Tesco and Marks and Spencer. A good selection of schools nearby. NOT TO BE MISSED! ALL VIEWINGS STRICTLY BY APPOINTMENT ONLY!



## Floor Plan

### Green Lane Close

Approximate Gross Internal Area  
 Ground Floor = 65.3 sq m / 702 sq ft  
 First Floor = 53.8 sq m / 579 sq ft  
 Store = 15.6 sq m / 167 sq ft  
 Total = 119.1 sq m / 1448 sq ft



Viewmedia @ 2022  
[Viewmedia.co.uk](http://Viewmedia.co.uk)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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	

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.