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Parvis Road, West Byfleet, KT14 7AB

Offers Around £475,000



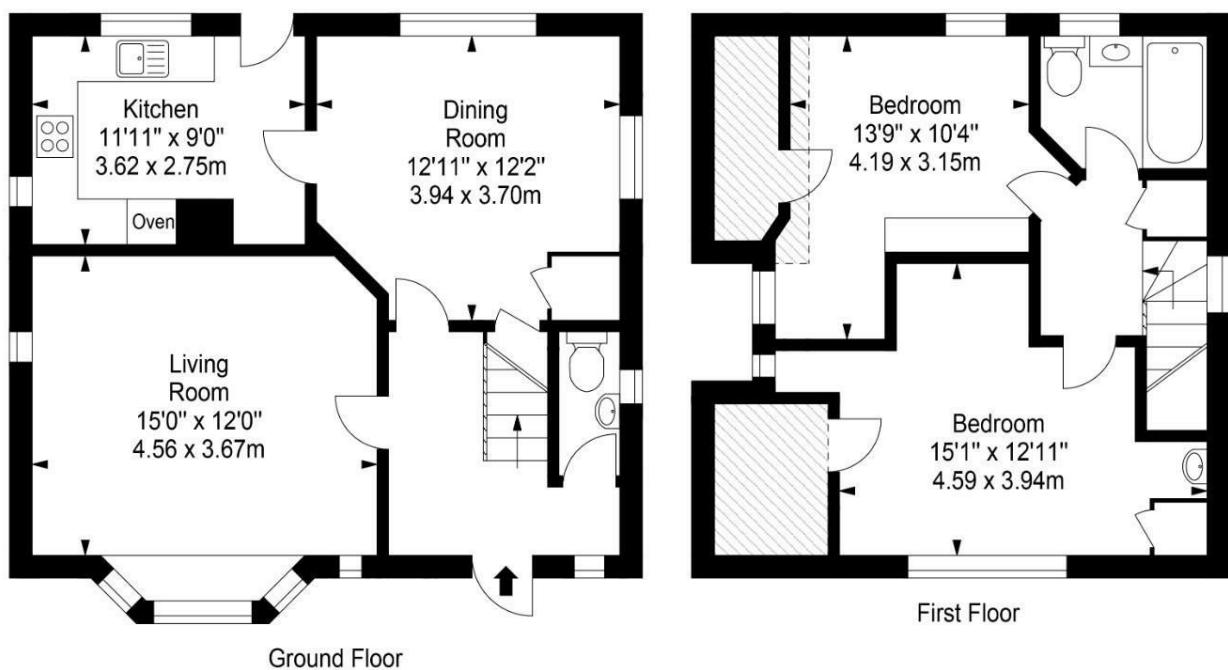
NO CHAIN! Welcome to the market this charming two bedroom, detached cottage boasting character throughout with original features including real working fireplaces and wooden beamed ceilings. Set back on a large private plot offering scope to create a private driveway subject to local authority approval and offering potential to extend this property is a must see! A prime position being close to all main transport links including the M25 and A3, within easy reach to two main line train stations offering direct links into London Waterloo and very good local bus routes. This property is on the doorstep to local Village shops and amenities as well as Brooklands Superstores where you will find Tesco and Marks and Spencer. Enter the property into a generous sized hallway with downstairs cloakroom including WC and hand-basin. The sitting room is a very good size, and the real working fireplace is the main feature within this room. The leaded light windows allow natural light to ooze through this living space and provide views of the grounds. The dining room is spacious enough to accommodate a very good-sized dining room table, this room also has two large storage cupboards and built in dresser. The kitchen is accessed via the dining room and is a very good-sized space offering ample storage with plenty of wall and base units, integrated appliances include electric oven, gas hob and dishwasher, space available for the washing machine. The kitchen overlooks the rear aspect of the property and there is a back door providing access outside. Upstairs is light and bright with a spacious landing allowing access to the loft and airing cupboard. The main bedroom is a large double room with two built in storage cupboards. Bedroom two is a very good sized single/small double bedroom again with a built-in storage cupboard. A well-proportioned bathroom including bath, handheld shower, WC and hand-basin. A hidden gem.



## Floor Plan

Approximate Area = 1,046 sq ft / 97.17 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	

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