

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



Brantwood Gardens, West Byfleet, KT14 6BZ

Offers Around £235,000



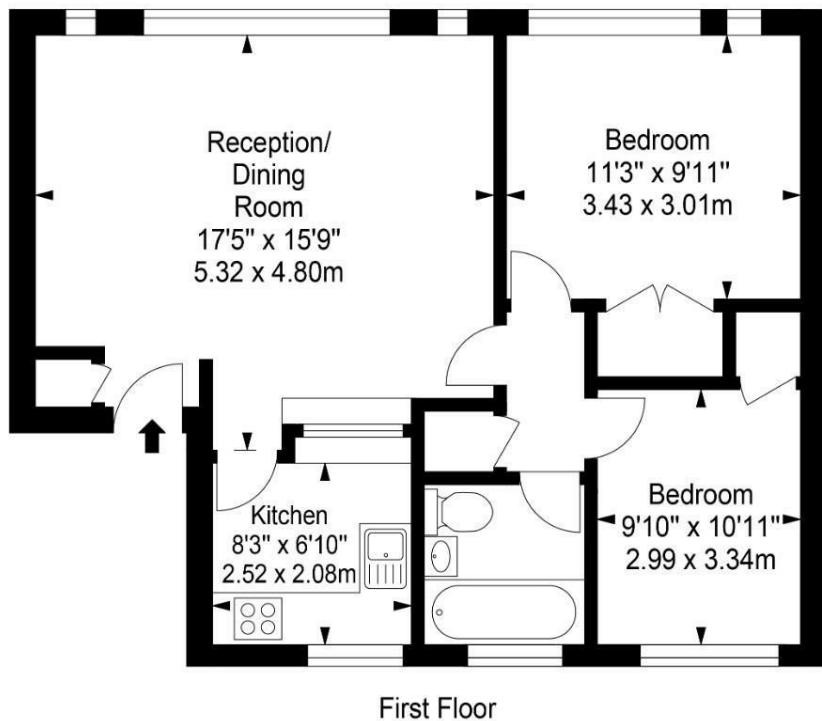
NO CHAIN! Welcome to the market this two-bedroom, first floor flat with car port and permit parking. Position is key being in the centre of West Byfleet a short walk to West Byfleet train station which offers the fast train direct link into London Waterloo and on the doorstep to local shops and amenities including Waitrose. The flat itself offers a long lease and is set upon landscaped communal grounds. A large light and bright living space which is semi open to the kitchen. The kitchen offers plenty of wall and base units with a good amount of preparation space and a breakfast bar for dining. Integrated appliances include oven and electric hob and slim line dishwasher, double height fridge freezer and a washing machine. The bedrooms lead off from a small hallway where you will find a large storage cupboard also home to the water tank. The Master Bedroom is a large double bedroom with a built-in wardrobe, bedroom two is a large single/small double bedroom also with a built-in wardrobe. The bathroom is a generous size with bath, handheld shower, hand-basin with built in vanity unit and WC. This is a fantastic property well positioned and offering good living and accommodation space. Close to main transport links including the M25 and A3.



## Floor Plan

Approximate Area = 611 sq ft / 56.76 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	

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.