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High Road, West Byfleet, KT14 7BT

Asking Price £500,000



**NO CHAIN!** A rare and fantastic opportunity to purchase a spacious ground floor 2-bedroom apartment within a beautiful development seen from two private terrace areas. Positioned within this sought-after development for the over 55's and situated in the heart of Byfleet Village close to local Village shops and amenities. A gated Private development built in 2008, carefully designed and landscaped with a large pond to provide an idyllic setting for it's residents. The apartment also benefits from a spacious garage with an electric door for ease of access. Each apartment has an intercom system for security and to allow people in and out of the development. The apartment itself is positioned at the end apartment building so that you can enjoy all aspects of the grounds from the privacy of two separate terrace areas. There are windows throughout so you can also enjoy the views of the grounds from inside whilst making the apartment a very light and bright naturally lit space. A spacious open hallway with 2 large storage cupboards one for coats and one housing the water tank. The master bedroom is a large double with built in wardrobes and ensuite bathroom including walk in shower, WC, hand basin and modern heated towel rail. Bedroom 2 is also a large double with built in wardrobes. The main bathroom is large and well presented with bath, WC, handbasin and built-in vanity unit and modern heated towel rail. The living space is a wow factor, exceptionally large with plenty of room for a good size sitting room as well as dining room/study area, French doors lead to the outside. A spacious and handmade fitted kitchen with plenty of wooden wall and base units, integrated appliances include double oven, hob, double height fridge freezer, washing machine/dryer and dishwasher. Location is key being in a quiet and idyllic setting yet close to all main transport links, shops and amenities. **ALL VIEWINGS STRICTLY BY APPOINTMENT ONLY! EARLY VIEWINGS RECOMMENDED!**



# Floor Plan

## The Coach House

Approx Gross Internal Area = 100.9 Sq m 1086 Sq Ft  
 Garage = 17.2 Sq m 185 Sq Ft  
 Total = 118.1 Sq m 1271 Sq Ft



Viewmedia @ 2022  
 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) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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