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Cornwall Avenue, West Byfleet, KT14 7EX

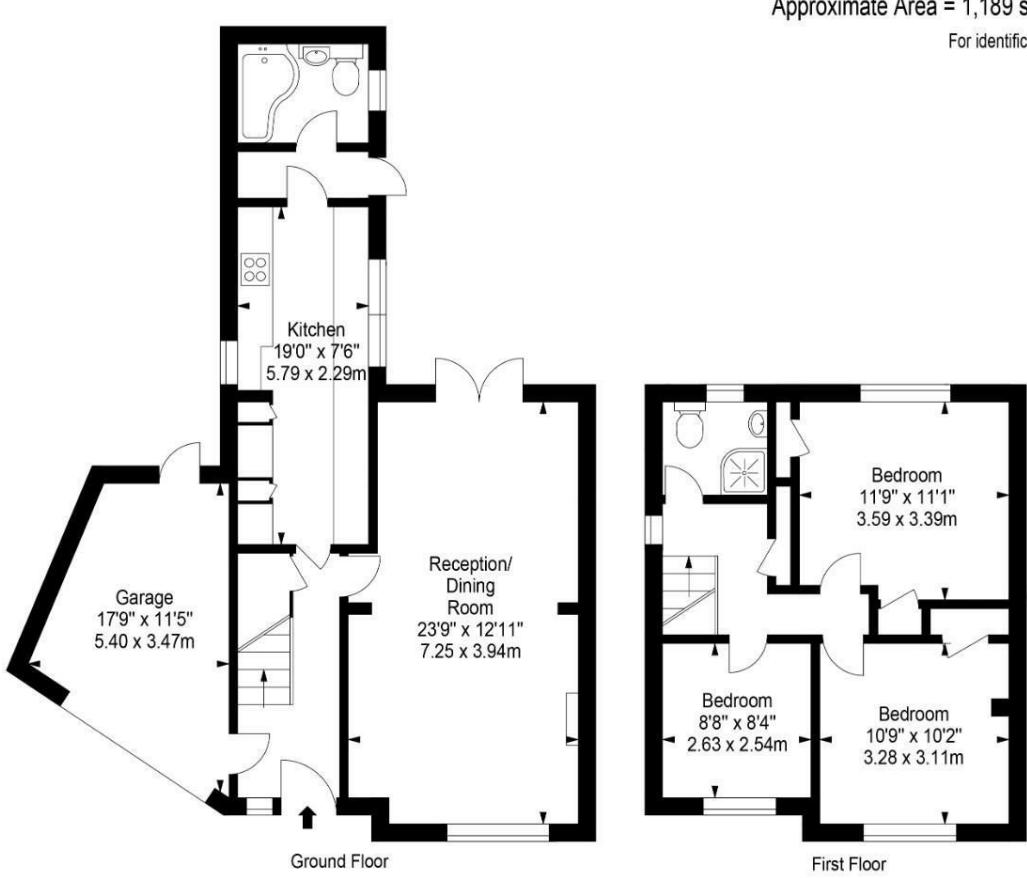
Offers Around £499,950



Welcome to the market this well presented, three-bedroom Semi-detached house offering private driveway for three cars, large private rear garden and integral garage. Excellent sized living and accommodation space throughout. Position of this property is key being within the heart of Byfleet Village close to local Village shops and amenities, a short walk to the local Village primary school. Easy reach to excellent transport links including the M25 and A3 and a selection of main line train stations, Brooklands Superstores are very close by. The property itself comprises of a spacious hallway with door providing integral access into the garage. A large double aspect sitting/dining room, this is a well-proportioned living space with the main feature being the real working log burner, the patio doors from the dining room end allow views and access out onto the garden. The kitchen is a good size providing ample wall and base units, space for an American fridge freezer, with integrated appliances including double oven, induction hob, dishwasher and a cupboard housing the water softener. This property benefits from having two bathrooms with the downstairs bathroom including WC, hand-basin with vanity cupboard, jacuzzi bath, rain head shower and separate handheld shower. Upstairs is a spacious landing with large storage cupboard, easy access from landing space to a sizeable loft. The Master bedroom is a large double room with two built in wardrobes, Bedroom two is also a large double room with built in cupboard and bedroom three is a large single/small double room. Main upstairs bathroom is a good size, fully tiled with walk in shower, WC, hand-basin and modern heated towel rail. This property comes with a large private rear garden with large patio, laid to lawn with shed. Potential to extend subject to planning permission.



Floor Plan



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.