

Tel: 01932 351986
 Email: info@greenandparry.com



High Road, West Byfleet, KT14 7FG

Offers Around £297,500



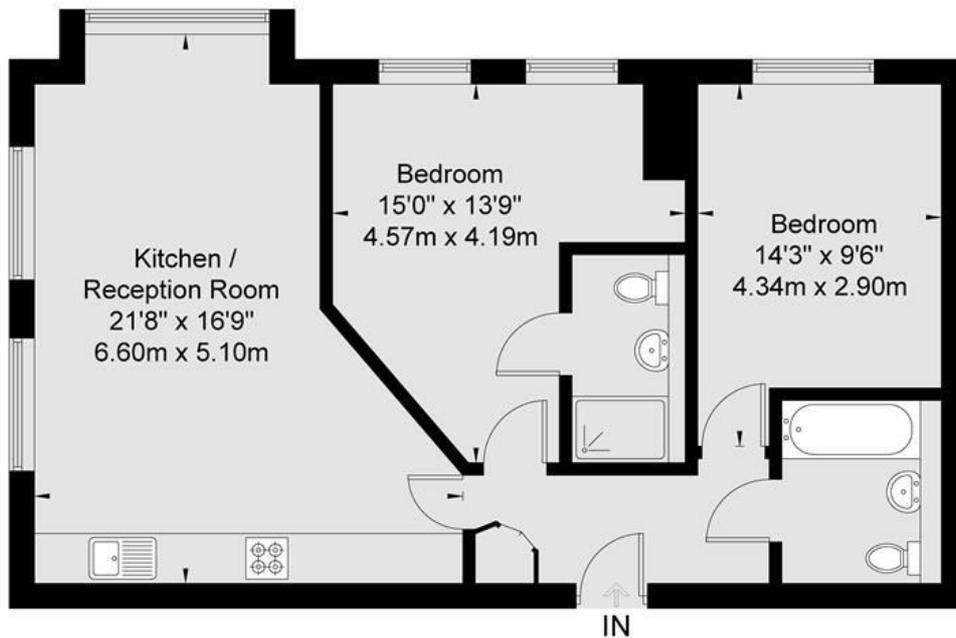
MUST SEE! Proud to present this ultra-modern two-bedroom ground floor apartment with allocated parking. Stylish and extremely well-presented throughout with excellent sized living and accommodation space. Prime location being positioned within the heart of Byfleet Village close to local Village shops and amenities including Brooklands Superstores where you can find Tesco and Marks and Spencer, a short walk to Byfleet and New Haw train station with an easy commute into London Waterloo. The development is accessed via the communal hallway through an automated door entry system where you will also find the internal post boxes. The apartment itself is spacious and light with a good size hallway with access to a large storage cupboard home to the boiler and electric meters. The main living space is a generous size and open plan to the kitchen offering a large sitting room area also big enough to accommodate a dining table, the double aspect windows allow plenty of natural light into this space. The Kitchen is modern offering plenty of high gloss wall and base units, so storage is good, integrated appliances include oven and electric hob, double height fridge and freezer, dishwasher, and space available for a washing machine. The wow factor to this property is the size of the bedrooms, both tastefully decorated and fully carpeted, an extra-large Master bedroom with built in wardrobe and modern en-suite shower room including large walk-in shower, WC, hand-basin, modern heated towel rail and wall mounted mirrored vanity unit. Bedroom two is also an exceptionally large double room, fully carpeted. The Main bathroom is a generous size, modern and includes bath, handheld shower, WC, and hand-basin. Allocated off street parking and visitor parking. This property is a must see to be fully appreciated for the space it offers. Location is key being in the heart of a Village close to rural walks and scenery as well as easy reach to all main transport links including A3 and M25.



Floor Plan

Ellis Court

Approx Gross Internal Area
Ground Floor = 66.1 Sq m 711 Sq Ft



Ground Floor

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) A		
(81-91) B	81	83
(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.