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, Byfleet, KT147ER

Offers In The Region Of £469,500



Green and Parry are delighted to introduce to the market this well maintained 4 bed 2 reception room semi detached family home. Located in a quiet road within Byfleet Village a short walking distance to the local shops and primary school. Offering a good amount of living accommodation space as well as scope to extend if you wish subject to planning. Good size frontage to the property and garage. The sitting is large and positioned at the front of the house and through an arch way to the dining area with french doors into the garden. The kitchen is of good size with door leading to shower room and garage. The property offer 4 good size bedrooms and family bathroom.

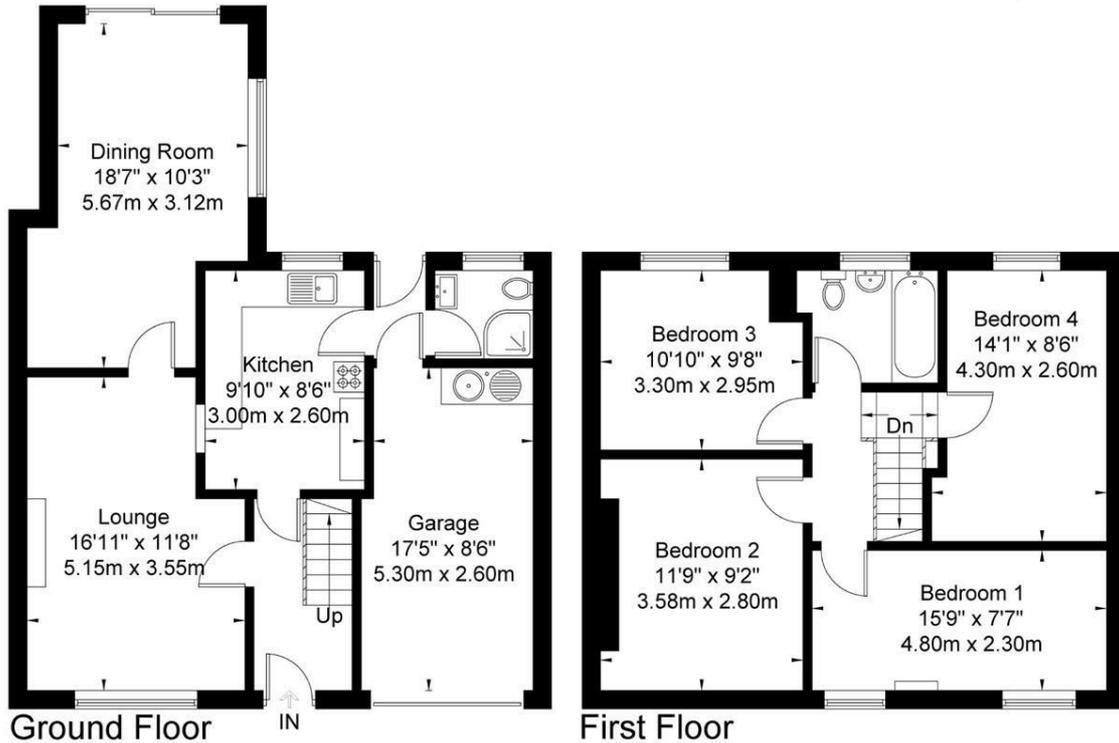
The garden is of good size and is south west facing well landscape with mature shrubs. Marks and Spencer and Tescos are a short drive away, and the area offers a choice of 3 train stations all within a short drive. VIEWING BY APPOINTMENT ONLY .



Floor Plan

KT14 7ER

Approximate Gross Internal Area = 111.2 sq m / 1196 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 125.6 sq m / 1351 sq ft



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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			
(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.