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Gaveston Close, West Byfleet, KT14 7HE

Offers Around £499,000



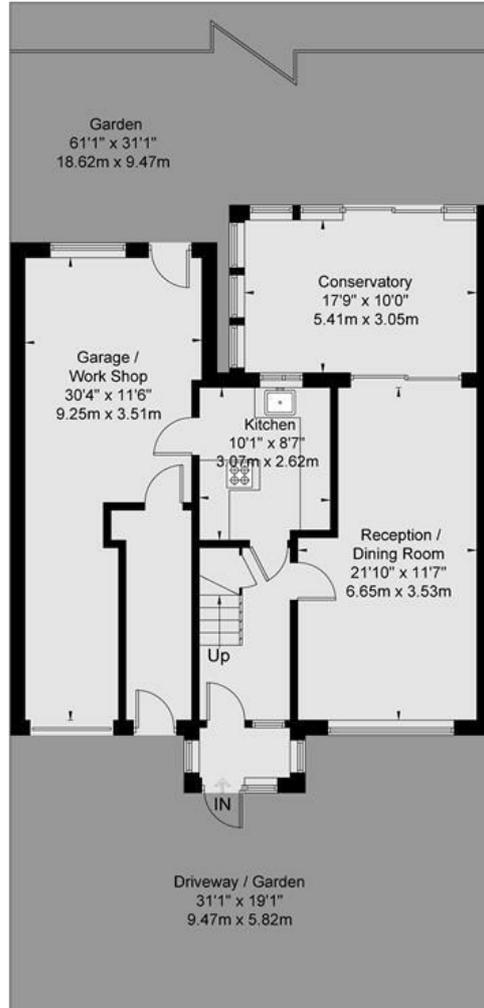
END OF CHAIN! In need of modernisation but liveable as the property currently stands is this 4 bedroom Semi detached house. Positioned in a quiet close in the heart of Byfleet Village within walking distance to very good local village schools as well as village shops and amenities with easy access to excellent transport links including M25 and A3, close to main line train stations and Brooklands Superstores. This property is a must see to understand it's full potential for renovation subject to planning. Private driveway for 2 cars and a large private rear garden mostly laid to lawn with shed to the rear. Excellent living and accommodation space throughout. Generous size hallway leading into large sitting/dining room, the patio doors at the dining room end of this space allow access into the spacious purpose brick-built conservatory with large windows all the way across allowing access and views out on to the garden this is a wonderful addition to the house. A separate good size kitchen currently hosting plenty of wall and base units, integrated appliances include double oven and gas hob, space available for double height fridge freezer, dishwasher and washing machine. Integral access from here into the garage and a large utility area with back door out on to the garden and door allowing access to the front of the property. Upstairs is a good size light and bright landing space. Family bathroom including bath, handheld shower, WC and handbasin. Master bedroom en-suite with shower, WC and handbasin. Two large double bedrooms one with bespoke built in wardrobes and the other housing the airing cupboard and a small single room. **EARLY VIEWINGS RECOMMENED AND STRICTLY BY APPOINTMENT ONLY!**



Floor Plan

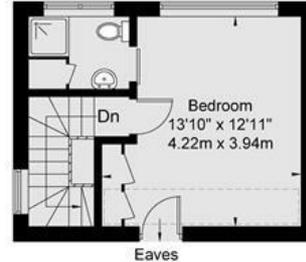
Gaveston Close

Approx Gross Internal Area
 Ground Floor = 86.1 Sq m 926 Sq Ft
 First Floor = 35.9 Sq m 386 Sq Ft
 Second Floor = 22.7 Sq m 244 Sq Ft
 Total = 144.7 Sq m / 1556 Sq Ft
 (Including Garage)

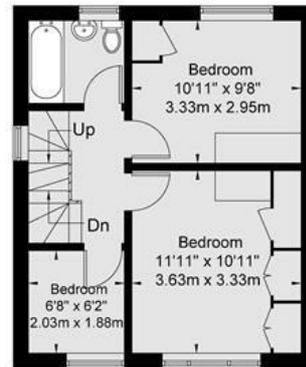


Ground Floor

= Reduced headroom below 1.5m / 5'0"



Second Floor



First 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			
(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.