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Birchwood Road, West Byfleet, KT14 6DW

**Price Guide £345,000**



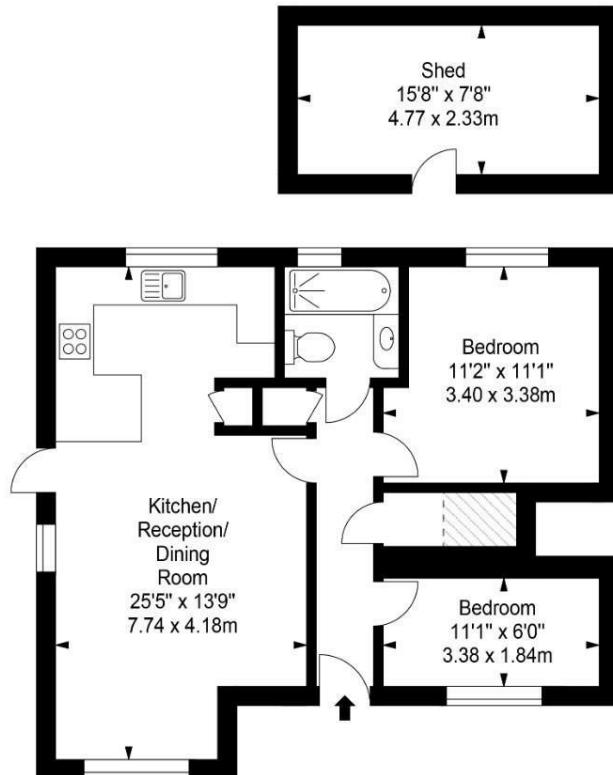
NO CHAIN! welcome to the market this modern, ground floor, two-bedroom maisonette with private rear garden. A good-sized property with sizeable hallway and storage cupboard. The property comprises of a large open plan living/kitchen, two good sized bedrooms, Master bedroom is a large double room with the second bedroom being a good sized single. The main bathroom is modern and includes bath, shower, WC and hand-basin. This property comes with a generous sized private rear garden with shed. Location is key here with the property being a short walk to West Byfleet train station where you can get the fast train into London Waterloo. West Byfleet Town is on the doorstep offering local shops and amenities, Waitrose and various Restaurants and Takeaways. Access to all main transport links including M25 and A3, good bus routes. MUST SEE TO BE APPRECIATED!



## Floor Plan

Approximate Area = 618 sq ft / 57.41 sq m

For identification only - Not to scale



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	

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