



Berkeley Gardens

West Byfleet, KT14 6JT

Wingate & Withers
ESTATE AGENTS

- Three Double bedroom Bungalow
- Quiet Cul de Sac location
- Larger than average lounge
- End of chain

Guide Price £875,000

Detached Bungalow





Property Description

INTRODUCTION

Situated in the most idyllic private cul-de-sac's in Pyrford this bungalow that was built by Berkeley Homes in 1978 and the cul-de-sac consists of three bungalows and three houses. The property is situated one mile from West Byfleet town with a large selection of boutique restaurants and mainline train station to waterloo. Pyrford shops are only a short walk away providing you with the essentials.





FRONT GARDEN

Off street parking for up to four cars in front of the detached double garage and workshop. Mostly laid to lawn with footpath leading to the front door and side access.



ENTRANCE

Storm porch with outside lights and wood door with obscured glass panels leading in to the hallway. central ceiling light, radiator, two storage cupboard one housing the water tank, loft hatch and doors leading to the bathroom, toilet, bedrooms, bathroom, lounge and dining room.



KITCHEN

large kitchen with a vast amount of wood eye and base level cupboards with a generous amount of tiled worktop. Space for an integrated fridge freezer, washing machine, dishwasher and tumble dryer. exposed brick surrounding the oven and hob, sink and drainer situated by a window overlooking the front entrance, white wood side door leading to the garden, sociable seating area with a built in bench and space for a circular table, under cupboard lighting, downlights and tiled floor.



LOUNGE

Large lounge that benefits from double glazed bay window and patio doors, carpets, central ceiling light, fireplace, built in cupboards and shelves, Archway leading to dining room.

DINING ROOM

Door leading of the hallway is this generous size, extended dining room with double glazed window over looking the garden, carpets,



MASTER BEDROOM

Light and bright master bedroom that benefits from a larger than average size room, carpets, wall of fitted wardrobes, carpets, downlights, and a large double glazed window overlooking the picturesque south facing garden. Door leading to en-suite



EN-SUITE

Adapted to create a wet room style en-suite bathroom with power shower, tiled walls, vinyl flooring, white low level toilet, hand basin and window with obscured glass.



SECOND BEDROOM

Double bedroom situated at the front of the bungalow with a window overlooking the entrance, carpet, radiator, built in wardrobe and central ceiling light.



FAMILY BATHROOM

Blue bathroom suite comprising of a low level bath, window to toilet, shower attachment, toilet, carpet, extractor fan and central ceiling light.

TOILET

Separate blue toilet, window with obscured glass, carpet and further high level window with obscured glass glass.



GARDEN

Over 40ft long south facing garden that is tranquil, relaxing and sunny. Surrounded by established trees and Rhododendrons. Pond with bridge, greenhouse, hard standing for a shed and side access to the front via a gate.



GARAGE

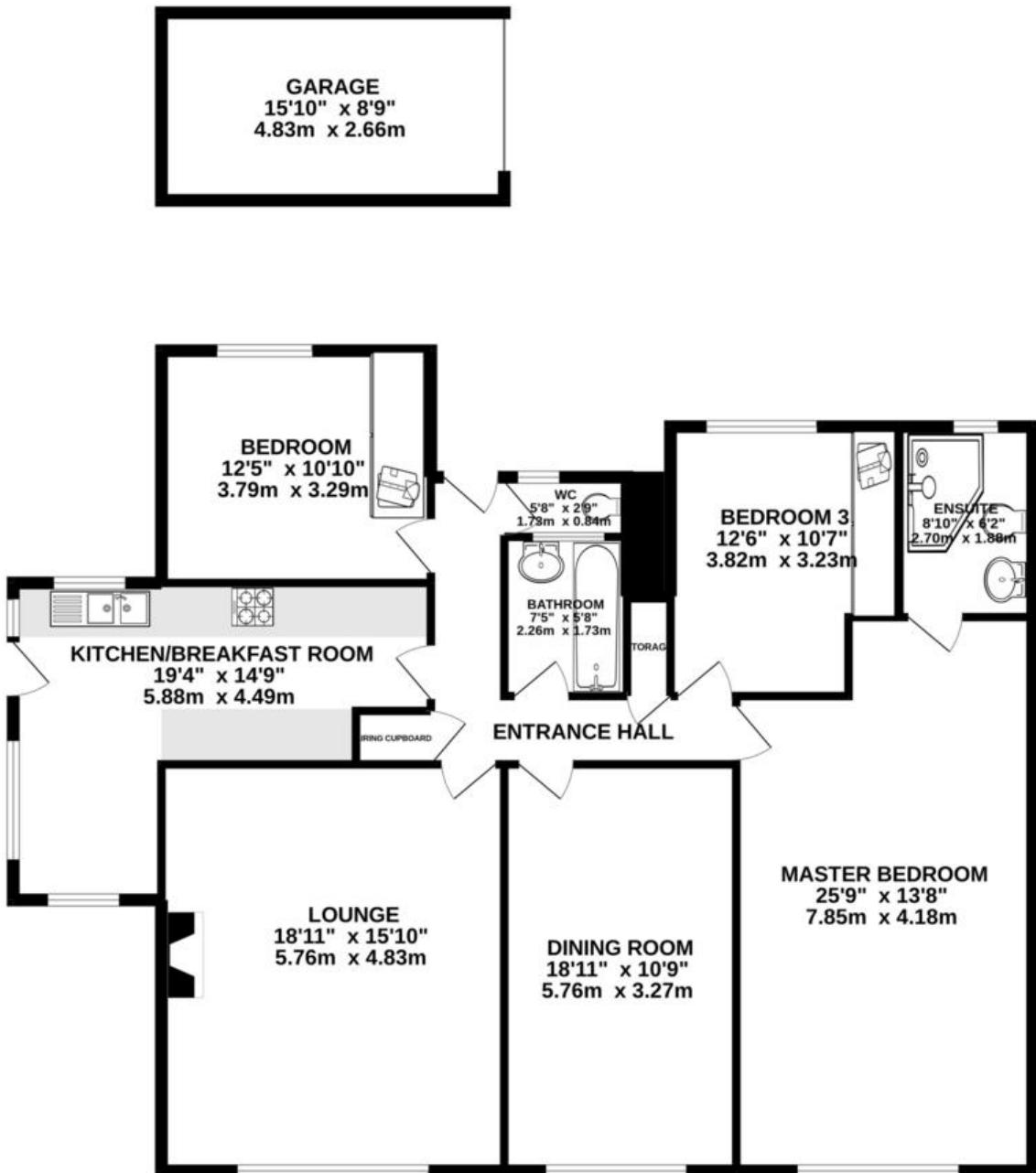
Double width garage with two up and over doors, light, electrical sockets and side pedestrian door.

WORKSHOP

Self contained workshop with secure door, light and electrical sockets.



GROUND FLOOR
1632 sq.ft. (151.6 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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