



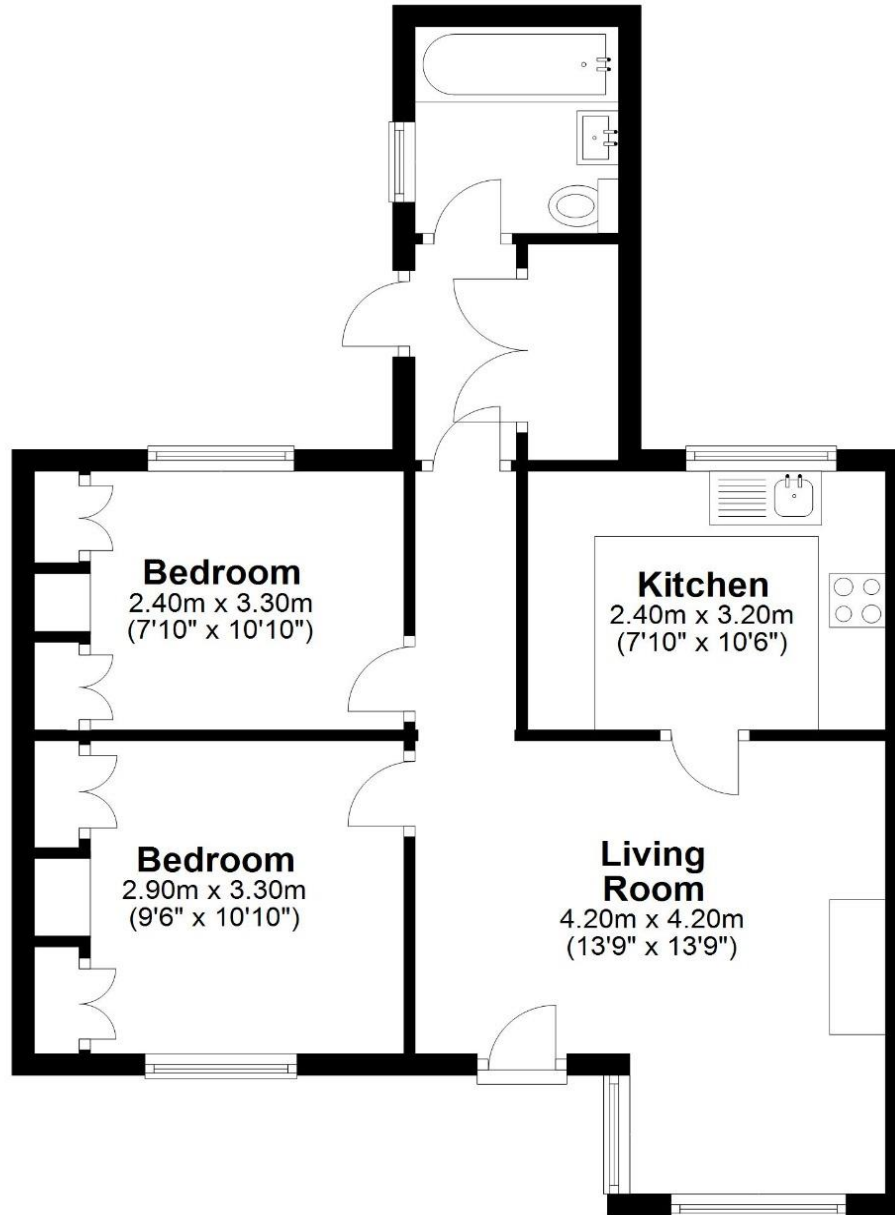
WEST BYFLEET

£350,000

Welcome to this well-maintained ground floor maisonette, now available for sale and presented in excellent condition throughout. The accommodation offers a comfortable and functional living space.

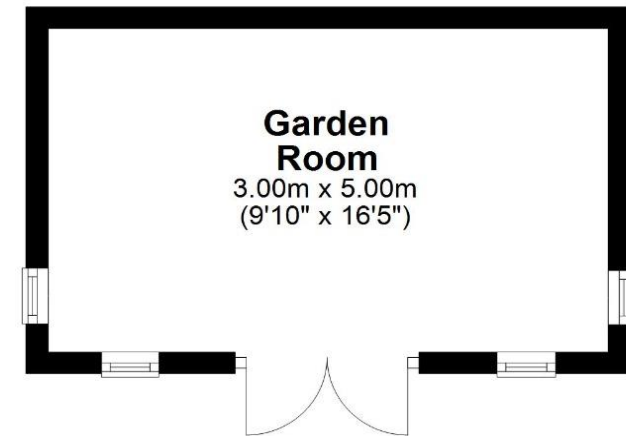
Ground Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



Garden Room

Approx. 15.0 sq. metres (161.5 sq. feet)



Total area: approx. 66.5 sq. metres (715.7 sq. feet)

Birchwood Road, West Byfleet, Surrey, KT14

- **Two Bedrooms**
- **Ground Floor Maisonette**
- **Private Off Street Parking**
- **Short Walk To West Byfleet Station**
- **Private Rear Garden**
- **Garden Room**

Welcome to this well-maintained ground floor maisonette, now available for sale and presented in excellent condition throughout. The accommodation offers a comfortable and functional living space, featuring a kitchen that's perfect for whipping up your favourite meals, a spacious living room with a charming bay window that fills the room with natural light, and two bedrooms complete with built-in wardrobes. The bathroom provides modern amenities for your convenience.

One of the unique highlights of this property is the detached garden room, offering a serene escape and an abundance of natural light streaming in through its double opening doors and windows. Step outside, and you'll discover a private rear garden, ideal for outdoor relaxation and entertaining, as well as off-street parking for your convenience. Additionally, the property boasts a 156 year lease, adding to its appeal as a secure and long-term investment. Don't miss this opportunity to make this lovely maisonette your new home or investment property.

Located in West Byfleet, a charming commuter town with a centre which offers a range of shops, including a Waitrose supermarket. The centre also includes a large doctor's surgery and West Byfleet mainline station which has a regular service to London Waterloo in about 30 minutes. There are also a number of pubs and restaurants.

Council Tax Band C – EPC Rating D – Service Charge & Ground Rent £840 PA – 156 Year Lease.

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



