



*Homes of Distinction*



## WEST BYFLEET

Dartnell Avenue, West Byfleet, Surrey, KT14

*A beautifully presented detached residence set within a highly sought after location.*

Welcome to this exquisite detached chalet bungalow, a modern haven nestled in a prime location. The interior boasts a stylish and functional design, featuring a well-appointed kitchen with a central island.

The residence offers three distinct reception rooms, each serving as versatile spaces for relaxation or entertainment. The lounge, adorned with a charming log burning stove, adds a touch of warmth and character, while the conservatory provides a seamless connection to the outdoors. Convenience is key with a dedicated utility room and cloakroom, ensuring practicality for everyday living.

With five bedrooms and four bathrooms, this home effortlessly accommodates a growing family or guests. The contemporary aesthetic flows seamlessly throughout, creating an inviting atmosphere. Outside, a spacious rear garden awaits, complete with a manicured lawn and a covered decked seating area, ideal for alfresco dining or unwinding in the open air. A noteworthy feature is the Garden Room/Office, offering a serene workspace with an attached shower room, providing both functionality and tranquillity. Perfectly situated within walking distance to West Byfleet, and with the added luxury of a gated driveway for secure parking, this property combines style, convenience, and comfort for modern living at its finest.

Council Tax Band G

EPC Rating D



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





## LOCATION

West Byfleet is a charming commuter town with a centre which offers a range of both high street chains and individual boutiques, and Waitrose supermarket. Ideally situated within easy access to West Byfleet mainline train station offering fast and frequent trains to London Waterloo. The vibrant cosmopolitan town of Woking with its wealth of history is approximately 3 miles away providing a further option for those commuting to London. For more extensive facilities, the historic town of Guildford is within approx 9 miles and provides a full range of shops, restaurants and recreational facilities including G Live, The Electric Theatre and The Yvonne Arnaud Theatre. The surrounding picturesque countryside is ideal for walking, cycling and riding. A plethora of famous golf courses are all within close proximity including The Wisley, Wentworth and Queens Wood, with Pyrford, West Byfleet and New Zealand golf courses just a few minutes away. West Byfleet has no shortage of educational establishments, with plenty of primary and secondary state schools nearby, as well as a wide selection of independent schools.





## ACCOMMODATION & SPECIFICATION

- ❖ Detached Chalet Bungalow
- ❖ Five Bedrooms
- ❖ Four Bathrooms
- ❖ Three Separate Reception Rooms
- ❖ Beautifully Appointed Kitchen With Centre Island
- ❖ Gated Driveway Providing Ample Off Road Parking
- ❖ Highly Sought After Location
- ❖ Beautiful Large Rear Garden
- ❖ Detached Garden Room with Shower Room
- ❖ Within Walking Distance of West Byfleet Village



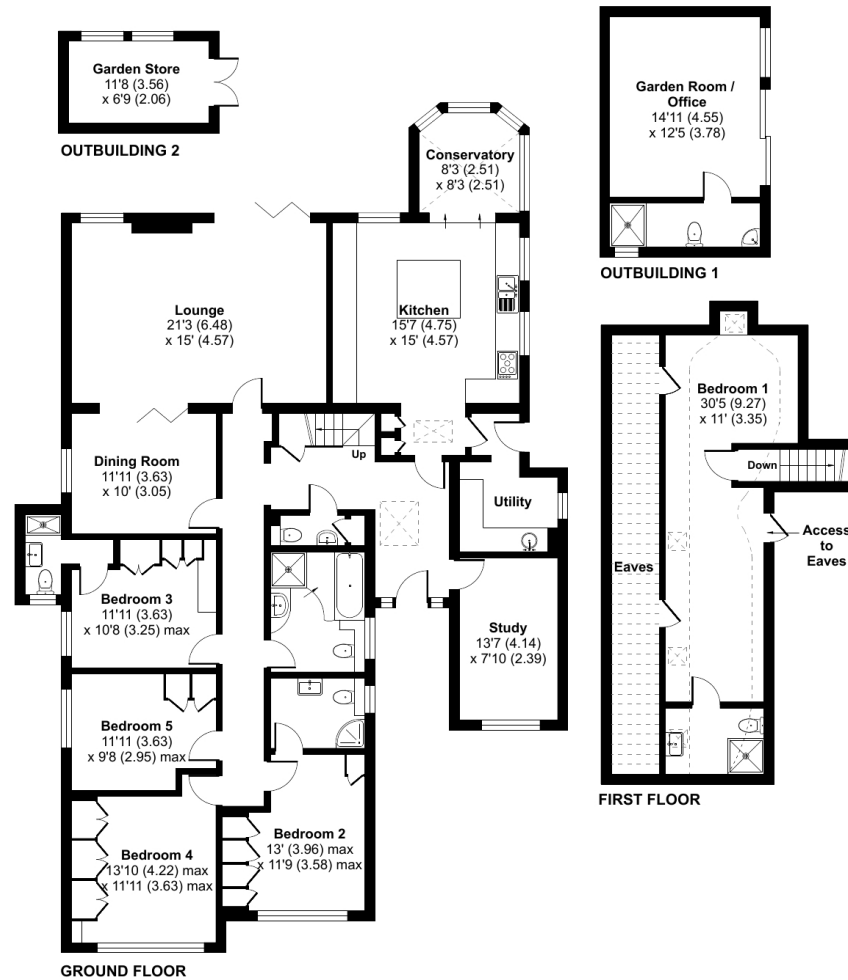
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Approximate Area = 2240 sq ft / 208.1 sq m  
 Limited Use Area(s) = 309 sq ft / 28.7 sq m  
 Outbuildings = 320 sq ft / 29.7 sq m  
 Total = 2869 sq ft / 266.5 sq m

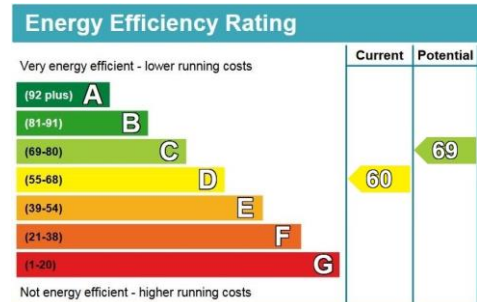
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Rushmere Country Estates LLP (The Country House Company). REF: 1064819







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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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