



Homes of Distinction



WEST BYFLEET

Hollybank Road, West Byfleet, Surrey, KT14

An exquisite three/four bedroom residence positioned within this sought after location.

Positioned on one of West Byfleet's finest roads, this charming property offers unparalleled convenience, being within walking distance of West Byfleet Village and the mainline station. Ideal for those looking to downsize, this home provides a harmonious blend of comfort and accessibility in a desirable neighbourhood.

The extremely versatile accommodation comprises of an impressive entrance hall leading to a well-appointed kitchen/breakfast room, a light and airy double-aspect living room, separate dining room, utility room, and a study/bedroom four. The ground floor also features a bedroom with an adjoining shower room, perfect for guests or those desiring single-level living. Three additional bedrooms and a family bathroom offer ample space for family and visitors alike. The property is impeccably presented throughout.

Outside, the mature, secluded gardens wrap around the property, creating a serene outdoor retreat. The front of the home boasts a carriage driveway, providing ample parking and easy access to the detached double garage. This residence combines practicality with elegance, making it a standout choice in the West Byfleet area.

Council Tax Band G

EPC Rating C

Tenure: Freehold



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

Outside, the mature, secluded gardens wrap around the property, creating a serene outdoor retreat. The front of the home boasts a carriage driveway, providing ample parking and easy access to the detached double garage. This residence combines practicality with elegance, making it a standout choice in the West Byfleet area. This property enjoys a prime location, nestled along the most sought after and prestigious road in West Byfleet. Its proximity to the main line railway station, makes commuting a breeze, with swift 30-minute journeys to Waterloo. Just before reaching the station, the charming village centre beckons with an array of shops and dining options, including the convenience of a Waitrose. Families will find educational choices aplenty, from Roman Catholic and Church of England primary schools within the village to a range of options within a short radius. For leisure enthusiasts, the area boasts some of the finest golf clubs, and residents can easily access the Nuffield Health and Leisure centre, complete with a pool, and the West Byfleet Tennis Club, all just a short stroll away. Should you desire a change of scenery, the town centres of Weybridge and Woking are a brief drive, offering additional amenities like leisure centres, theatres, and cinemas. Guildford, a mere 9 miles distant, is readily accessible via efficient train links and beckons with superb shopping facilities.





ACCOMMODATION & SPECIFICATION

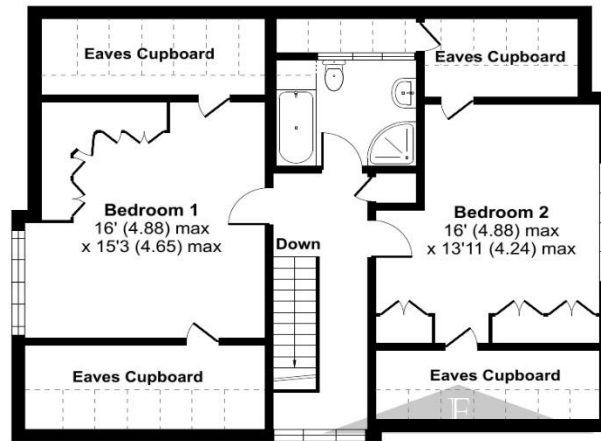
- ❖ Detached Family Residence
- ❖ Impressive Entrance Hall
- ❖ Three Separate Reception Rooms
- ❖ Well Appointed Kitchen/Breakfast Room
- ❖ Ground Floor Bedroom With En-Suite Shower Room
- ❖ Three/Four Bedrooms
- ❖ Mature Wrap Around Gardens
- ❖ Detached Double Garage
- ❖ Walking Distance Of West Byfleet Village & Mainline Station



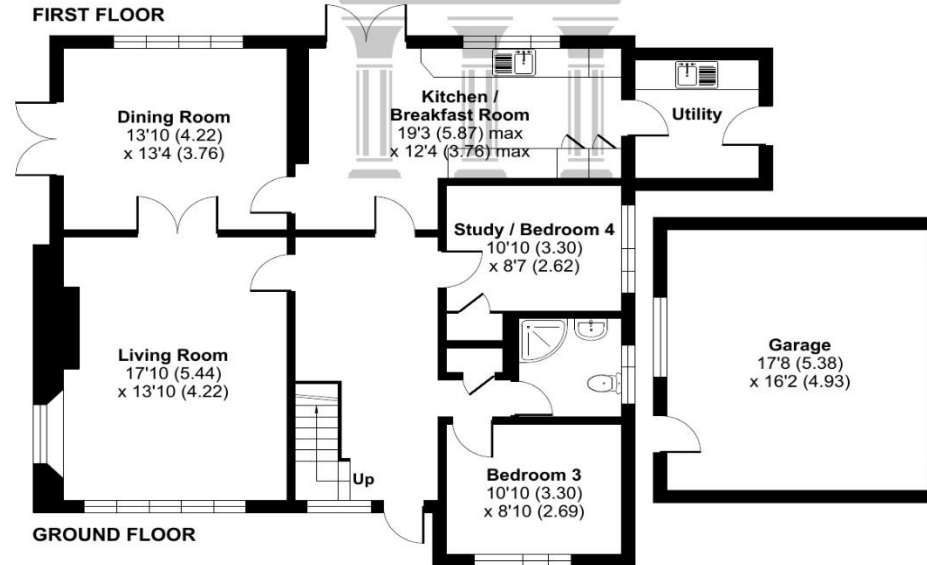
Hollybank Road, West Byfleet, KT14

Approximate Area = 1943 sq ft / 180.5 sq m
 Limited Use Area(s) = 184 sq ft / 17.1 sq m
 Garage = 286 sq ft / 26.6 sq m
 Total = 2413 sq ft / 224.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1153888

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Homes of Distinction

69-71 Commercial Way, Woking, Surrey, GU21 6HN
01483 770800

www.foundationsofwoking.com

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.