

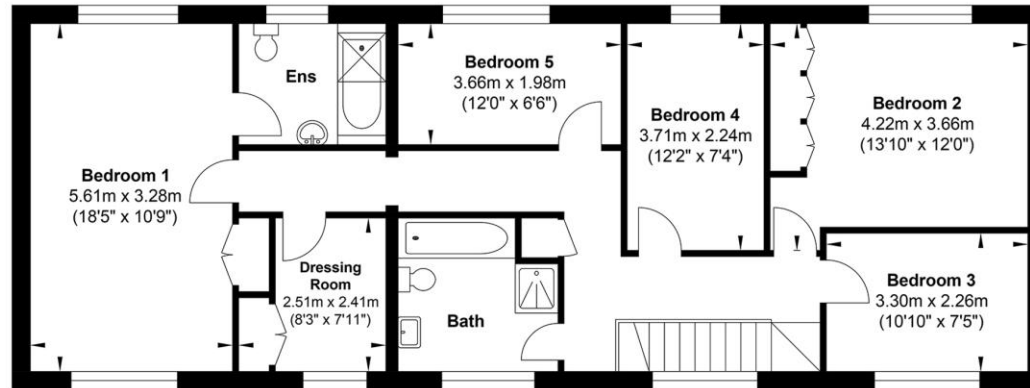


WEST BYFLEET

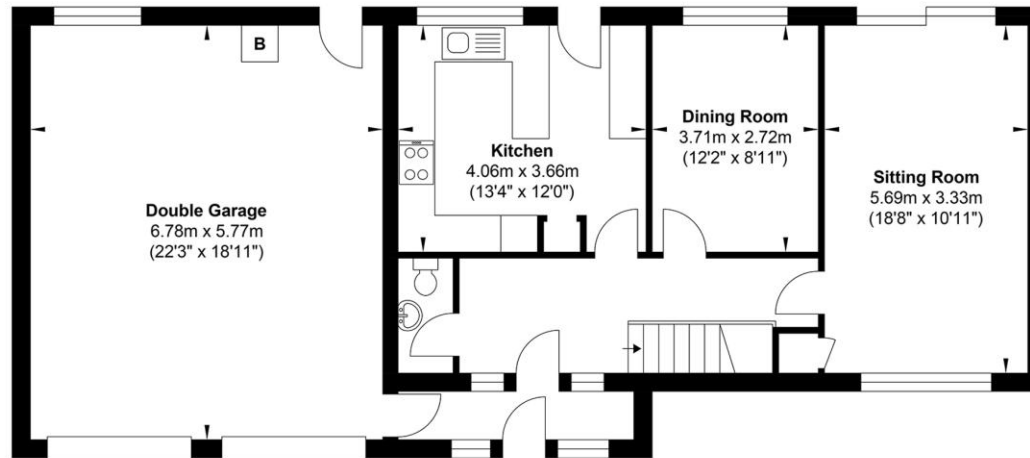
£950,000

Offered to the market with no onward chain, this substantial detached residence enjoys a peaceful setting within a quiet cul-de-sac, ideally positioned within comfortable walking distance of West Byfleet mainline station.

5 Greenway Close



First Floor



Ground Floor

Gross Internal Floor Area : 197.5 m² ... 2126 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Greenway Close, West Byfleet, Surrey, KT14

- Offered to the market with **NO ONWARD CHAIN**
- Peaceful cul-de-sac location within walking distance of mainline station
- Five/six bedrooms
- Two Bathrooms
- Two Separate Reception Rooms
- Mature secluded rear garden
- Ample parking & double integral garage

Offered to the market with **no onward chain**, this substantial detached residence enjoys a peaceful setting within a quiet cul-de-sac, ideally positioned within comfortable walking distance of West Byfleet mainline station. The property represents a rare opportunity to acquire a spacious family home in a prime location, with excellent potential to modernise and personalise to one's own taste.

The accommodation is generously proportioned throughout, featuring a welcoming entrance hall leading to a bright double-aspect living room and a separate formal dining room, both ideal for entertaining or family gatherings. The well-planned kitchen/breakfast room provides a sociable space for everyday dining, complemented by a convenient downstairs cloakroom.

Upstairs, the property offers five well-sized bedrooms, with the flexibility of a sixth bedroom or study to suit modern family needs. The principal bedroom benefits from its own en-suite bathroom, while a separate family bathroom serves the remaining bedrooms, providing practical and versatile accommodation for growing families.

Externally, the property enjoys a mature and secluded rear garden offering an excellent degree of privacy, perfect for outdoor relaxation. To the front, an impressive driveway provides ample parking and leads to a double integral garage. With its superb location, spacious layout and scope for improvement, this home offers an exceptional opportunity to create a truly impressive family residence.

West Byfleet is a charming and well-connected Surrey town, perfectly balancing tranquil surroundings with everyday convenience. The village centre offers an appealing mix of high-street brands, independent boutiques, cafés, and a Waitrose supermarket, all just moments from the property. West Byfleet mainline station provides fast and frequent services to London Waterloo, making it ideal for commuters, while the nearby A3 ensures easy access by car to major routes and surrounding towns. For a broader choice of shopping, dining, and leisure facilities, Woking lies approximately three miles away, and the historic county town of Guildford—around nine miles distant—offers an array of cultural and recreational venues including G Live, The Electric Theatre and The Yvonne Arnaud Theatre. The area's picturesque countryside provides a wealth of opportunities for walking, cycling and horse riding, with scenic canals and open green spaces such as Pyrford Common close at hand. Golf enthusiasts are equally well catered for, with prestigious courses including The Wisley, Wentworth and Queenwood nearby, alongside local clubs in Pyrford, West Byfleet and New Zealand. West Byfleet is also renowned for its excellent selection of both state and independent schools, making it a highly desirable location for families seeking quality education within a peaceful yet well-connected setting.

Council Tax Band G - EPC Rating E - Tenure: Freehold



