



Homes of Distinction



WEST BYFLEET

Old Woking Road, West Byfleet, Surrey, GU22 8PQ

A beautifully presented double fronted detached residence, approached by an impressive frontage, offering enormous potential to enlarge.

An attractive four bedroom, two bathroom double fronted detached family residence located within walking distance of West Byfleet Village and mainline station. 'Beechwood' sits on a generous size plot with a particularly impressive frontage which offers enormous potential for enlargement (subject to the usual consent).

The accommodation comprises a welcoming reception hall, L-shaped living room with French doors to the rear garden, a 23ft kitchen/dining room, separate family room/study, a utility room and downstairs cloakroom. Upstairs, a spacious landing leads to all bedrooms and bathrooms. The principal bedroom is a very good size and offers the potential to create a dressing room and en-suite bathroom into the eaves (subject to the usual consent). There are three other double bedrooms, a well appointed family bathroom and a further separate shower room.

Externally, a mature lawned garden provides a superb degree of seclusion and privacy. To the front, an impressive block paved driveway with centre island provides off street parking for numerous cars and leads to an integral garage.

Council Tax Band G - EPC Rating E



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

Located within easy access of both West Byfleet and Woking Town Centre and mainline stations. 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 also within easy reach, 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. The area 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

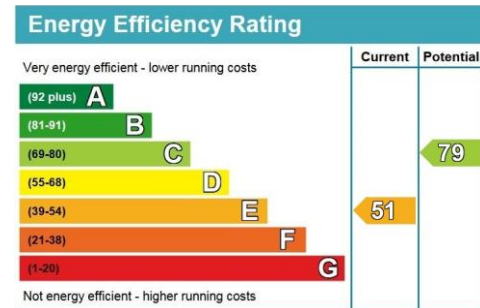
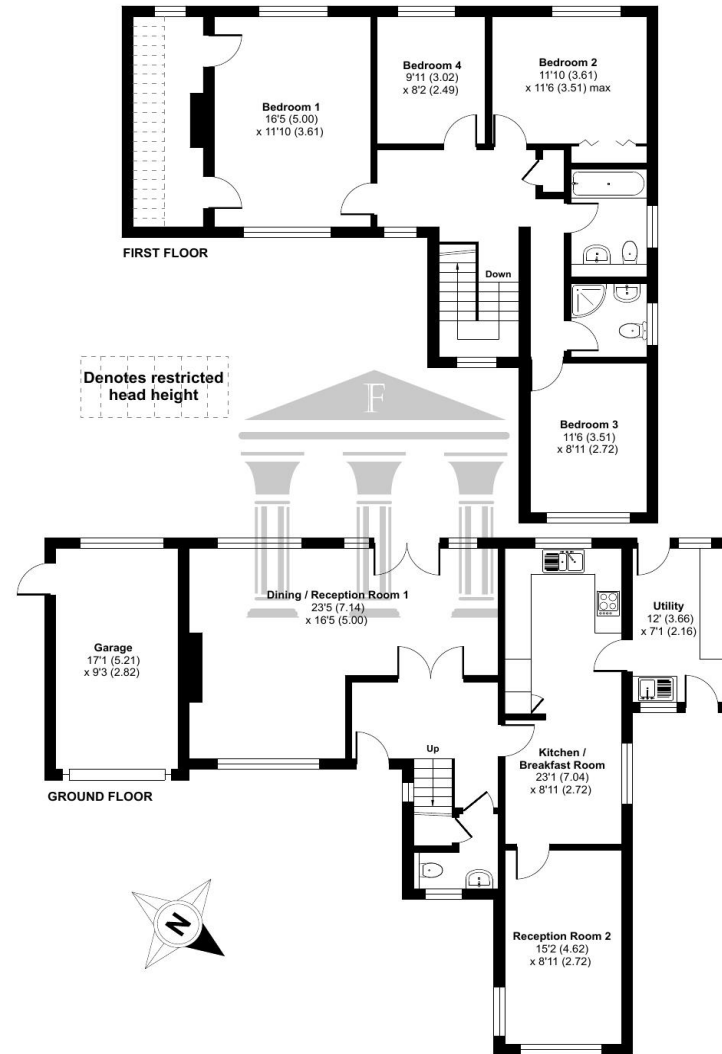
- ❖ Four Double Bedrooms
- ❖ 23ft Spacious Kitchen/Dining Room
- ❖ Spacious Living Room
- ❖ Two Bathrooms
- ❖ Enormous Potential To Enlarge
- ❖ Integral Garage
- ❖ Impressive Frontage
- ❖ Walking Distance Of The Marist School
- ❖ Walking Distance Of West Byfleet Station



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Approximate Area = 1967 sq ft / 182.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Foundations Independent Estate Agents. REF: 980010



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www.foundationsofwoking.com

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