



**WOODHAM**  
**GUIDE PRICE £950,000**

**Positioned in a highly sought-after cul-de-sac, this superbly located property offers the perfect blend of convenience and tranquillity.**

# Silver Birch Close, Woodham, KT15

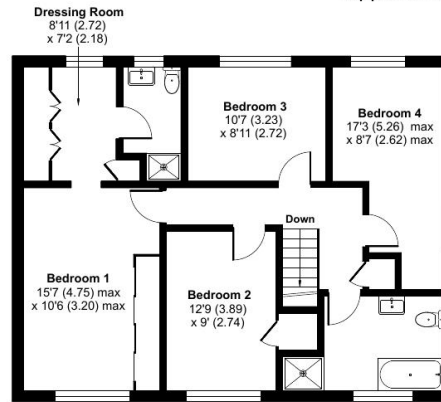
Approximate Area = 1657 sq ft / 153.9 sq m

Garage = 141 sq ft / 13 sq m

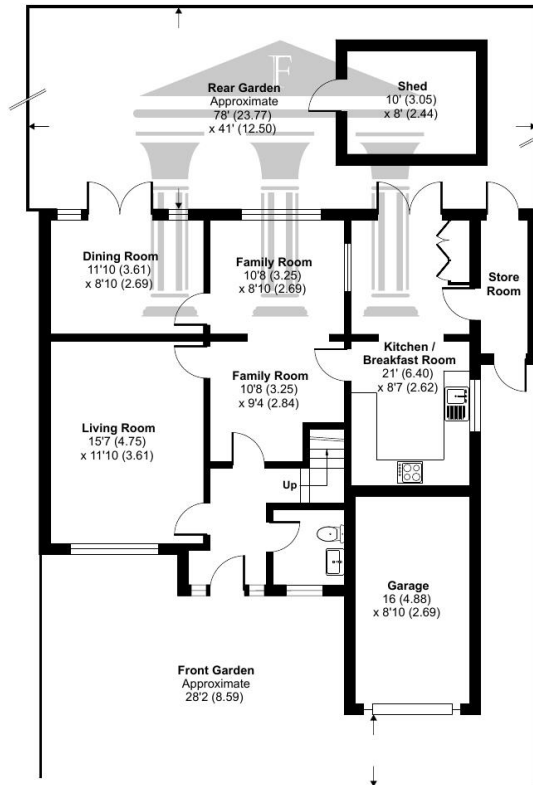
Outbuilding = 90 sq ft / 8.3 sq m

Total = 1888 sq ft / 175.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## Silver Birch Close, Woodham, Addlestone, Surrey, KT15

- **Four Bedroom Detached House**
- **Cul-de-sac Location**
- **Three Separate Reception Rooms**
- **Kitchen/Breakfast Room**
- **En-Suite To Principal Bedroom**
- **Spacious Family Bathroom**
- **Secluded Rear Garden**
- **Integral Garage**
- **Walking Distance Of Mainline Station**

Positioned in a highly sought-after cul-de-sac, this superbly located property offers the perfect blend of convenience and tranquillity. Within walking distance of West Byfleet Village and the mainline station, this home ensures easy access to amenities and transportation.

The versatile accommodation boasts three separate reception rooms, providing ample space for family living and entertaining. The well-appointed kitchen/breakfast room and the dining room feature French doors that open to the patio rear garden, enhancing indoor-outdoor living. Additionally, a convenient downstairs cloakroom and a storeroom add to the practicality of the ground floor layout. Ascending the stairs, you will find four generously sized bedrooms, including an impressive principal bedroom with a dressing room and en-suite shower room, offering a luxurious retreat. A well-appointed spacious family bathroom completes the first floor, catering to the needs of a busy household. Outside, the rear garden is of a good size and offers a high degree of seclusion and privacy, perfect for relaxing and outdoor activities. To the front, a driveway provides generous off-street parking for several cars and leads to an integral garage. This property is an ideal family home, combining space, style, and an enviable location.

Situated within convenient reach of both West Byfleet and Woking Town Centre, this property enjoys an enviable location for commuters and families alike. West Byfleet charms with its blend of high street chains and bespoke boutiques, complemented by the convenience of a nearby Waitrose supermarket. Easy access to West Byfleet's mainline train station ensures swift journeys to London Waterloo, while the nearby vibrant hub of Woking offers historical intrigue alongside modern amenities, catering to diverse lifestyles. For further exploration, Guildford's historic town centre beckons just 9 miles away, boasting an array of shops, dining options, and cultural venues like G Live and The Yvonne Arnaud Theatre. Nature enthusiasts will relish the surrounding countryside, perfect for outdoor pursuits like walking, cycling, and horse riding. Golf enthusiasts are spoilt for choice with renowned courses such as The Wisley and Wentworth nearby, alongside local favourites like Pyrford and West Byfleet. Education is equally well-served, with a variety of primary and secondary state schools alongside prestigious independent institutions in the vicinity. Council Tax Band G - EPC Rating C - Tenure: Freehold

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.



