CURCHODS







39 Blackwood Close

West Byfleet, Surrey, KT14 6PP

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Guide Price £880,000

Freehold



Set behind a generous driveway, this substantial four-bedroom detached home offers superb family accommodation with exciting scope to update and personalise.

The ground floor is particularly spacious, with a large dual-aspect sitting room opening through to a separate dining room, creating an excellent flow for both everyday living and entertaining. A well-proportioned kitchen, ground floor shower room and integral garage complete the accommodation at this level.

Upstairs are four good-sized bedrooms, including an impressive principal bedroom with fitted wardrobes, together with a family bathroom.

Outside is a real highlight: the wonderfully generous and private rear garden is predominantly laid to lawn, bordered by mature hedging and planting, with a paved terrace ideal for outdoor dining.

Offering excellent proportions, plentiful parking and considerable potential to modernise and extend SSTC, this is a fantastic opportunity to create an exceptional family home.





EPC D | Council Tax Band G

Key Features

- Generous private driveway providing ample off-street parking
- Integral garage offering excellent storage and further potential
- Four well-proportioned bedrooms served by a family bathroom
- Convenient ground floor shower room
- Set within a generous, mature and well-screened plot
- Excellent potential to extend and enhance, subject to the necessary consents
- Offering an exciting opportunity for modernisation and personalisation
- Ideally positioned for West Byfleet village and mainline station
- Excellent road connections with convenient access to the A3 and M25

Location

Blackwood Close is regarded as one of West Byfleet's most desirable residential locations, ideally positioned within easy reach of the village centre and mainline railway station, offering frequent services to London Waterloo.

The area is particularly well served by a selection of highly regarded state and independent schools for all ages, making it an excellent choice for families. For those travelling further afield, convenient access to both the A3 and M25 provides excellent connections to the wider motorway network, as well as Gatwick and Heathrow airports.

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals.

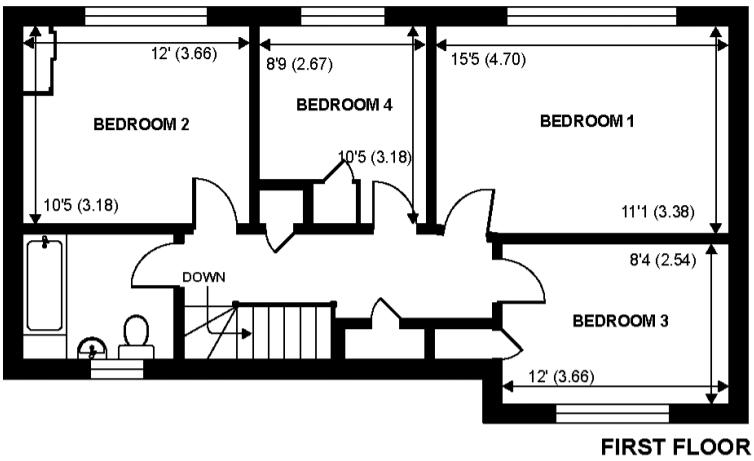






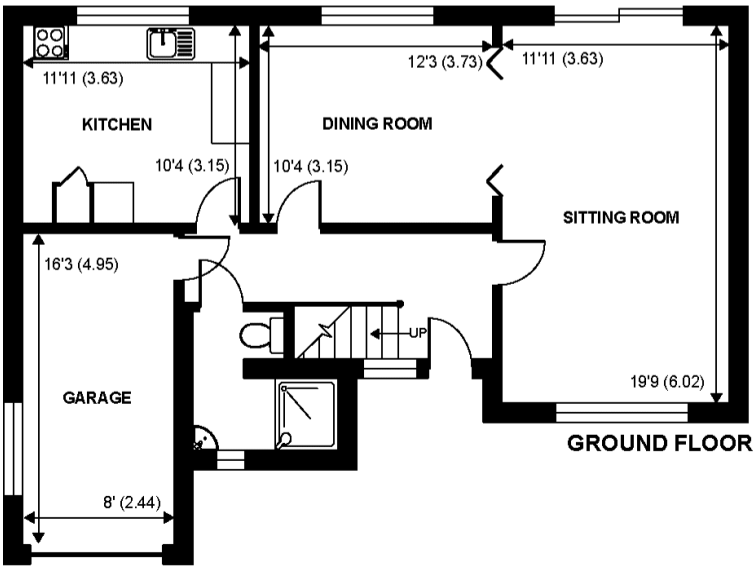
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Approximate Area = 1349 sq ft / 125.3 sq m
Garage = 132 sq ft / 12.3 sq m
Store(s) = 26 sq ft / 2.4 sq m
Total = 1507 sq ft / 140 sq m
For identification only - Not to scale

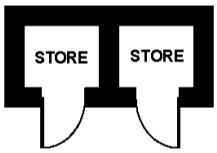


FIRST FLOOR





GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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Reference: CWB250020

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