






ALEXANDER RUMSEY
REAL ESTATE

Binfield Road, Byfleet, KT14

Guide Price £498,000

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Perfectly suited to growing families or professional couples needing space to spread out, this smart and stylish home offers comfort across three well-designed floors. Updated throughout with thoughtful touches, it's ready to move straight into and enjoy from day one - viewings are highly recommended.

Entering on the ground floor, a spacious hallway leads into a beautifully presented L-shaped kitchen and dining area, filled with natural light and fitted with a range of sleek modern units, integrated appliances, and ample space for both cooking and entertaining. The underfloor heating on this level adds a real sense of comfort, particularly in cooler months, making it a welcoming and practical heart of the home. Flowing easily from the kitchen, the open-plan layout creates a sociable atmosphere, perfect for family life or informal gatherings.

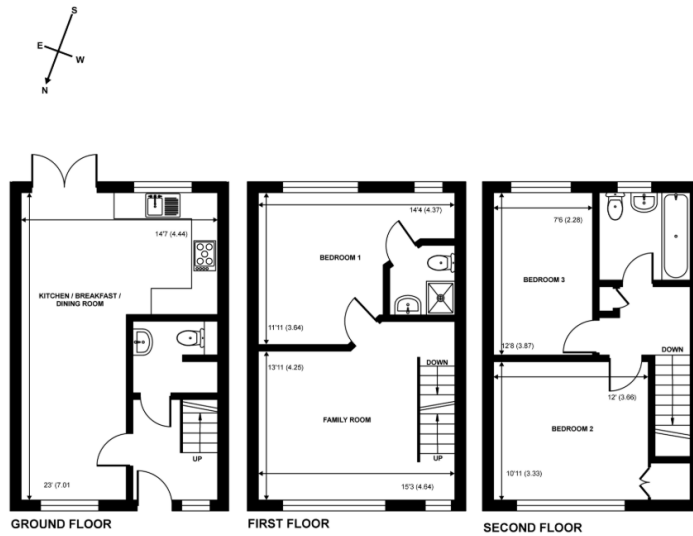
Up on the first floor, the living room offers a relaxing space to unwind, with well-proportioned dimensions and a homely feel. This floor also features the main bedroom, a good-sized double with fitted storage and the added benefit of an en-suite shower room, making it ideal for busy mornings or private retreats. The top floor includes two further bedrooms.. A smart family bathroom with contemporary fittings completes the upper accommodation.

To the rear, the garden has been designed for ease of maintenance, making it especially appealing for those who prefer to spend their weekends relaxing rather than gardening. The outdoor space is just right for summer barbecues or a quiet morning coffee, with a secure setting ideal for young children or pets. Off-street parking adds another layer of convenience, with space for multiple vehicles. The layout and setting also make this home appealing for those looking to ease into village life without giving up any modern comforts. The property is freehold and sits quietly away from main roads while still offering everyday accessibility.

Old Byfleet Village offers an excellent mix of convenience and community, particularly attractive to families. A number of well-regarded schools, both primary and secondary, are located nearby, many within walking or easy cycling distance.



Approximate Area = 1029 sq ft / 95.5 sq m
For identification only - Not to scale



- Refurbished Throughout
- Immaculate Condition
- Driveway For Multiple Cars
- Three Double Bedrooms
- En-Suite To The Main Bedroom
- Stunning Open Plan Kitchen / Diner
- Convenient Access For All Local Amenities
- Private Rear Garden
- Must-See Property



Your Journey, Our Priority

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