



ALEXANDER RUMSEY  
REAL ESTATE

## Derisley Close, Byfleet, KT14

Guide Price £475,000

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This home will greatly appeal to young families and professional couples seeking both comfort and convenience within a welcoming community setting. With thoughtfully designed interiors, private outside space and excellent access to local amenities, it is ready to move straight into and enjoy. Book a viewing today.

This inviting home sits within a secure gated development in the heart of Byfleet Village, providing both peace of mind and a strong sense of community. The ground floor is centred around a spacious open plan layout that brings together the kitchen, dining and living areas in one bright and practical space. The kitchen is fitted with a generous range of storage cupboards and sleek slate worktops, with an integrated oven, hob and extractor alongside space for modern appliances. Its open design flows seamlessly into the dining and lounge area, where patio doors lead directly out to the garden, making it perfect for family life or relaxed entertaining. A handy cloakroom is tucked away on this level, adding extra convenience.

The first floor offers two bedrooms and a family bathroom, with the main bedroom positioned at the rear for extra privacy. This room includes a built in wardrobe and a well appointed en suite shower room, while the second bedroom at the front provides ample space for use as another double bedroom. The family bathroom is fitted with a modern suite including a bath with shower attachment, ensuring flexibility for different needs. A further staircase leads up to the top floor where a third bedroom enjoys excellent natural light from three Velux windows. This top level room is particularly generous, with built in storage and housing for the solar panel system, making it both practical and inviting.

Outside, the private garden has been designed for easy upkeep and enjoyment, with a large paved patio area ideal for barbecues and summer gatherings. The remainder is mainly laid to lawn, giving children plenty of space to play, while a shed and rear gate add further practicality. For families who like to spend time outdoors, this garden is an attractive extension of the living space. The property also benefits from a block paved driveway with allocated parking and additional visitors' spaces, ensuring parking is never a problem.





Approximate Gross Internal Floor Area - 916 sq/ft - 85 sq/mtr

- Gated & Secure Development • No Onward Chain
- Modern Kitchen & Open Plan • Three Double Bedrooms Lounge
- Private Rear Garden • Driveway
- Two Bathrooms • Close Proximity To All Local Amenities
- Must-See Property

