

ALEXANDER RUMSEY
REAL ESTATE

Broadoaks Park Road, West Byfleet, KT14 6FH

Guide Price £800,000

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A stunning newly completed two-bedroom mews house, situated within the highly sought-after Broadoaks Park development and presented to the market in outstanding condition throughout.

From the moment you enter you are welcomed into a stunning entrance hall complemented by useful built-in storage cupboards.

The first floor provides two well proportioned double bedrooms, including an impressive principal bedroom benefiting from direct access to a private terrace. The principal bedroom is further enhanced by a luxuriously finished en-suite shower room, while a superb family bathroom serves the second bedroom and wider accommodation.

The heart of the home is the exceptionally bright and spacious open-plan living area, flooded with natural light and featuring striking bi-folding doors opening directly onto the private terrace. This creates a seamless connection between the indoor and outdoor spaces.

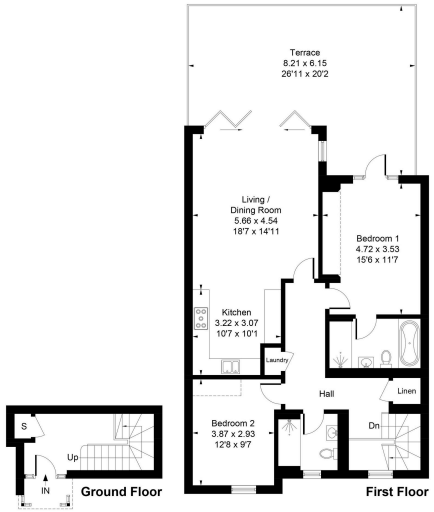
The contemporary fully fitted kitchen is finished to a high standard and benefits from a range of integrated appliances. Externally, the property benefits from two allocated parking spaces, one of which is equipped with a private electric vehicle charging point.

The property also incorporates a range of energy-conscious technologies, all newly installed & therefore not reflected in the current EPC assessment. including solar photovoltaic panels with battery storage, a mechanical ventilation with heat recovery (MVHR) system and wet underfloor heating throughout. These features are designed to support efficient home living and contributes positively to the property's rare EPC rating of A. An exceptional home combining high-quality finishes, versatile accommodation, private outdoor space and impressive modern features. With its private terrace, two allocated parking spaces, EV charging and substantial loft space, this outstanding mews house offers a rare opportunity to acquire a truly contemporary home within the desirable Broadoaks Park development.





Approximate Gross Internal Area
106.90 sq m / 1151 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

- Outstanding Condition Throughout
- Newly Completed Two-Bedroom Mews House
- Highly Sought-After Broadoaks Park Development
- Private Terrace
- Bright & Spacious Living Area With Bi-Folding Doors
- Contemporary Fully Fitted Kitchen With Integrated Appliances
- Luxuriously Finished En-Suite To Principal Bedroom
- Energy Efficient Features
- Within Walking Distance To West Byfleet Mainline Train Station
- Conveniently Situated Within Easy Walking Distance Of A Range Of Local Amenities



