



BROADOAKS PARK ROAD

West Byfleet, Surrey, KT14



MODERN HOUSE FOR SALE IN WEST BYFLEET

An impressive three-bedroom home extending to approximately 1,481 sq ft, featuring a superb 29ft open-plan kitchen/family/dining room, separate study and the rare benefit of parking for three cars, two of which are covered with EV charging.



Local Authority: Woking Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

The ground floor is centred around the generous open-plan kitchen, dining and family space, creating a fantastic setting for both everyday family life and entertaining, with bi-fold doors opening onto a south-facing garden and patio with awning. A separate study offers excellent flexibility for home working or use as an additional reception room. Benefiting from underfloor heating throughout, solar panels, premium integrated appliances, intelligent Rako lighting controls and wired ethernet connectivity, the property combines contemporary comfort with high-quality specification.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with en suite shower room, together with a separate family bathroom serving the remaining bedrooms. Outside, the property is further complemented by the south-facing garden and parking for three cars, completing what is a particularly practical and well-balanced family home.











LOCATION

Broad Oaks Park is perfectly positioned to provide quick and easy access to London, both international airports, nearby local amenities and Surrey's outstanding green spaces.

Experience the best of Surrey living, with a great selection of restaurants, parks and shops close by. West Byfleet offers everything from artisan bakeries and cosy pubs to fine dining, while a Waitrose in the village centre provides everyday convenience. Woking and Guildford are also just a short drive away for more extensive shopping and leisure facilities.

Outdoor pursuits are well catered for, with the Basingstoke Canal, River Wey, RHS Wisley, Painshill Park and Claremont Landscape Garden all nearby. Golf enthusiasts can enjoy West Byfleet Golf Club and The Wisley, while Sandown Park and Epsom Downs offer regular race days and events.

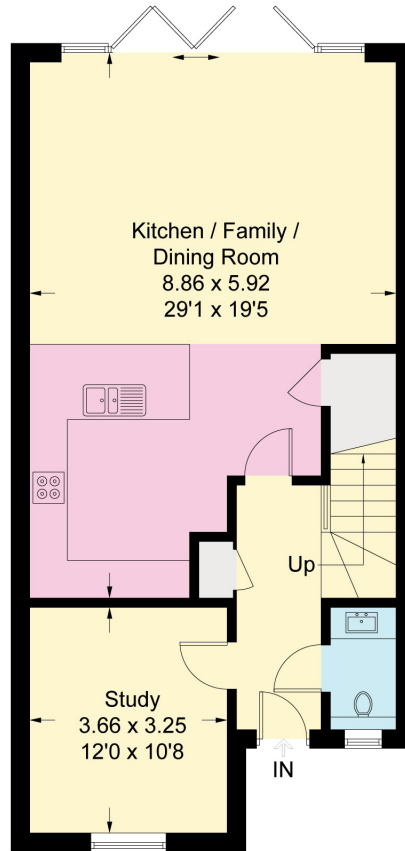
The area is well served by a range of highly regarded state and independent schools, including ACS Cobham, ACS Egham, Epsom College and Feltonfleet School. For commuters, Junction 10 of the M25 can be reached in approximately 12 minutes, providing excellent links to the national motorway network.



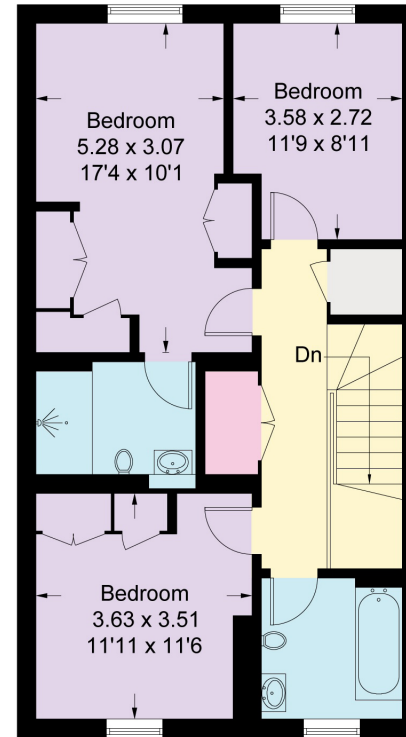


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Approximate Gross Internal Area = 137.6 sq m / 1481 sq ft



Ground Floor



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.
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before making any decisions reliant upon them. (ID767266)

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