



22 Madeira Road
West Byfleet, Surrey KT14 6DE





A superbly presented three-bedroom mid terraced home with South facing garden, having been expertly improved by the current owners in 2022, with garage and within a 0.3 mile walk to West Byfleet shops and mainline station. No Onward Chain.





22 Madeira Road West Byfleet, Surrey

We are delighted to offer for sale this exceptionally well presented three-bedroom mid terraced home situated in South facing gardens just 0.3 miles from the mainline Station and Town Centre shops.

This particular home was subject to extensive programme of modernisation in 2022 prior to the property being Let and the next owner can enjoy the benefit of these works from day one, without having to even unpack the paintbrushes!

On the ground floor the accommodation comprises: entrance hall; brand new cloakroom/wc; large double aspect living/dining room with double doors to the south facing terrace and garden. The newly fitted kitchen with white gloss units and appliances is cleverly adapted with a semi-open plan arrangement with the dining area.

To the first floor there are 3 bedrooms which include two double bedrooms (both with wardrobes) and one single bedroom. The bedrooms are served by the newly fitted bathroom with shower over the bath, along with a useful utility cupboard which houses both the washing machine and tumble drier.

Further improvements included the replacement of the windows throughout with double glazing along with the installation of a combination boiler which serves both the radiator central heating and provides pressurised hot water on demand.

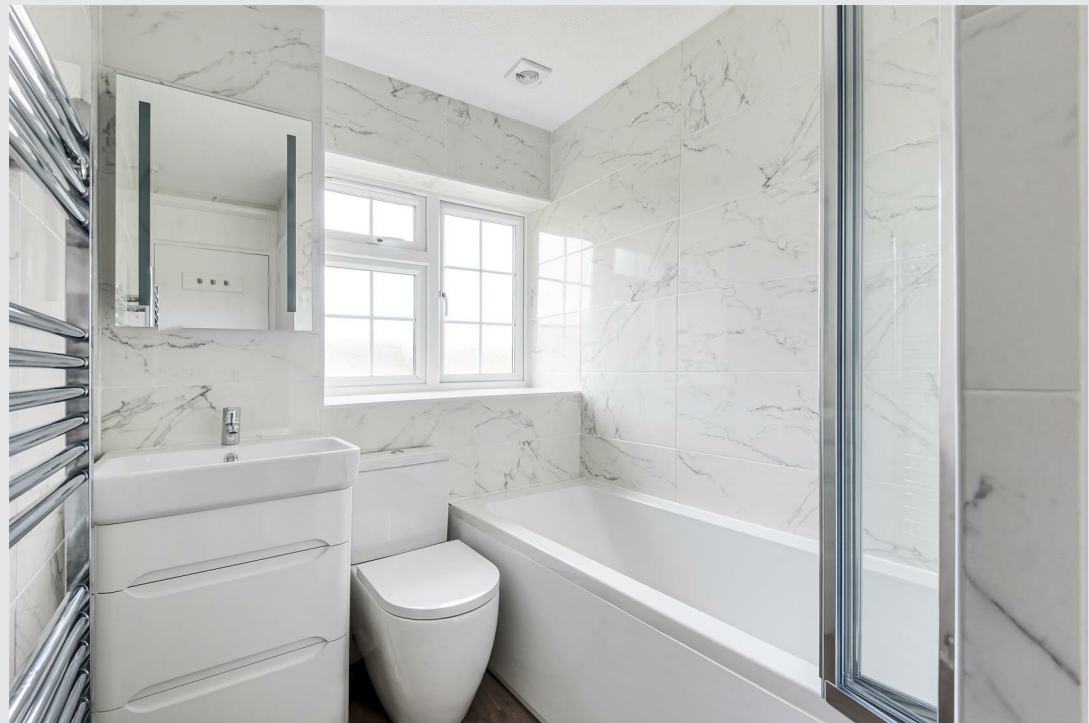
Outside the property has a gravel frontage with mature specimen planting, whilst to the rear the paved terrace leads onto a lawned area, which takes full advantage of the sunny South aspect. At the end of the garden is a pedestrian gate leading to a rear passageway, allowing easy access for both bin storage/collection from Regency Drive opposite the location of the garage located in a block of garages.

The property is located within a 0.3 mile walk of West Byfleet village centre and mainline rail station with direct line services into London Waterloo in approx. 30-35 minutes peak times.

The property is being sold with No Onward Chain.

Special Note: Buyers please note that the property is being sold on behalf of a connected person to the selling agent

Woking Borough Council Tax Band: E EPC rating C/73

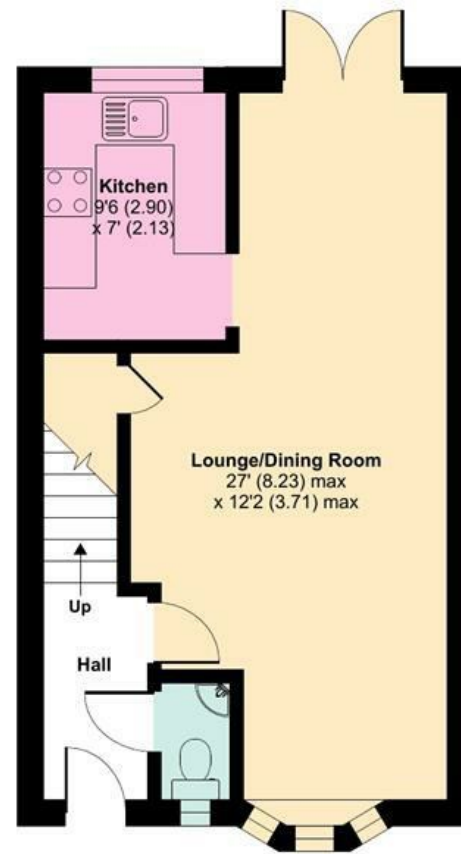
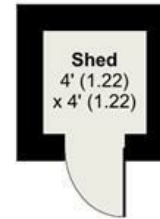


Approximate Area = 848 sq ft / 78.7 sq m

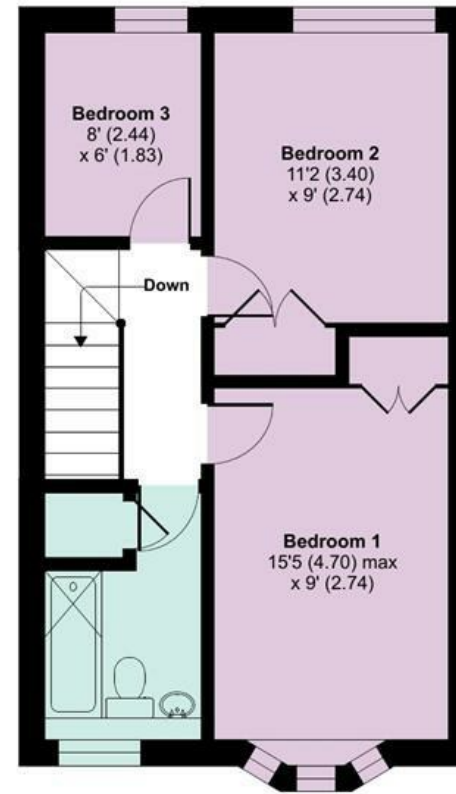
Shed = 16 sq ft / 1.4 sq m

Total = 864 sq ft / 80.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



DIRECTIONS

Entering Station Approach in the heart of West Byfleet, take the 1st left after Waitrose into Madeira Road and continue for 1/4 mile where the property will be found on the left hand side, shortly before the turning to Regency Drive. ///drum.belts.bricks



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

