



## 4 The Stables, West Hall, West Byfleet, Surrey, KT14 6EY

£420,000

- Amazing location with rural views of fields
- Gas central heating
- No onward purchase
- Opportunity to modernise and extend
- Quirky and lovely family home

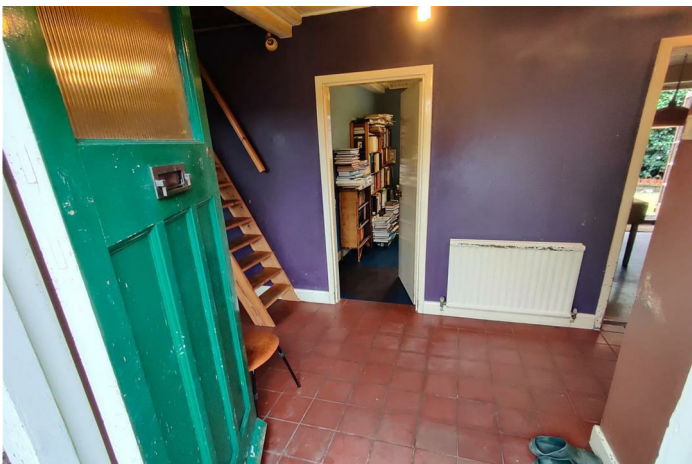
# West Hall, West Byfleet KT14 6EY

Sold S.T.C (no longer available)

First time to the market in 58 years this quirky, cute two bedroom bungalow is in the most desirable, remote and rural location. Outstanding views of fields and luxury relaxing walks to the canal. The potential is endless and location cannot be beaten as you drive up the long rural driveway with panoramic views of fields and horses. The Stables is tucked away behind a gate and a very private residential development built approximately in the late 1800's.



Council Tax Band: D



### Front entrance

Pretty front garden with flower beds either side of the front door, established shaped holly tree and footpath leading to the front porch. Glass brick panels to the side and green wooden door.

### Hallway

Spacious hallway with quarry tiled floor, central ceiling light, thermostat, radiator, large floor to ceiling walk in cupboard housing the water tank and doors leading to the bathroom, toilet, lounge, kitchen and bedrooms. Temporary staircase leading to the expansive sized loft.

### Kitchen

Generous size kitchen that benefits from ample space to have a breakfast table and chair and situated at the front of the property with two windows overlooking the rural views of fields. Stainless steel sink and drainer, space for washing machine, dishwasher and fridge freezer. This kitchen is open to designing and creating a stunning kitchen with tall ceilings and versatility of a wide range of matching eye and base level cupboards.

### Lounge

Situated at the rear of the property, this lovely lounge benefits from two patio doors with secondary glazing leading out onto the private and enclosed garden. Further large window with quarry tile window sill, central ceiling light, radiator, raised tiled hearth for fireplace and hard floor.

### Master bedroom

Adjacent to bedroom two, this lovely double bedroom has space for a super-king bed, wardrobe and drawers. Window overlooking the garden and outbuilding, radiator, central ceiling light and wood door to hallway.

### Bedroom two

Large single bedroom situated at the rear of the property with a central ceiling light, radiator, window and hard flooring.

### Bathroom

Spacious bathroom with large avocado bath and taps, electric shower over bath, matching floating hand basin, radiator, window with obscured glass and secondary glazing.

### Separate toilet

Large cloakroom with low level avocado toilet, obscured glass with secondary glazing and hard flooring.

### Staircase to loft/bonus room.

Unique spacious loft room with a vast amount of original beams, walk in cupboard housing the header tank dual aspect windows with views of the garden and fields at the front. Potential to extend S.T.P.P with potential to create two rooms and a bathroom. This amazing opportunity of transforming this family home is endless with the size of the rooms and location.

### Outbuilding

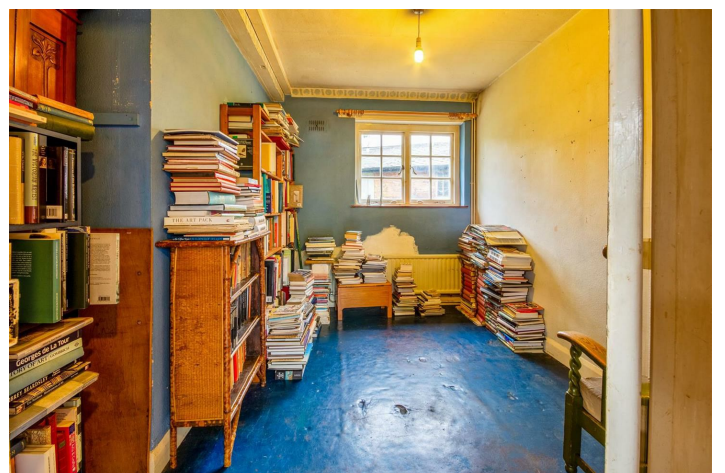
Over 390 Sq ft outbuilding can be converted to a useful space. Brick fireplace with open fire and tiled mantelpiece, concrete floor, vaulted ceiling, two windows, light and power.

### Garden

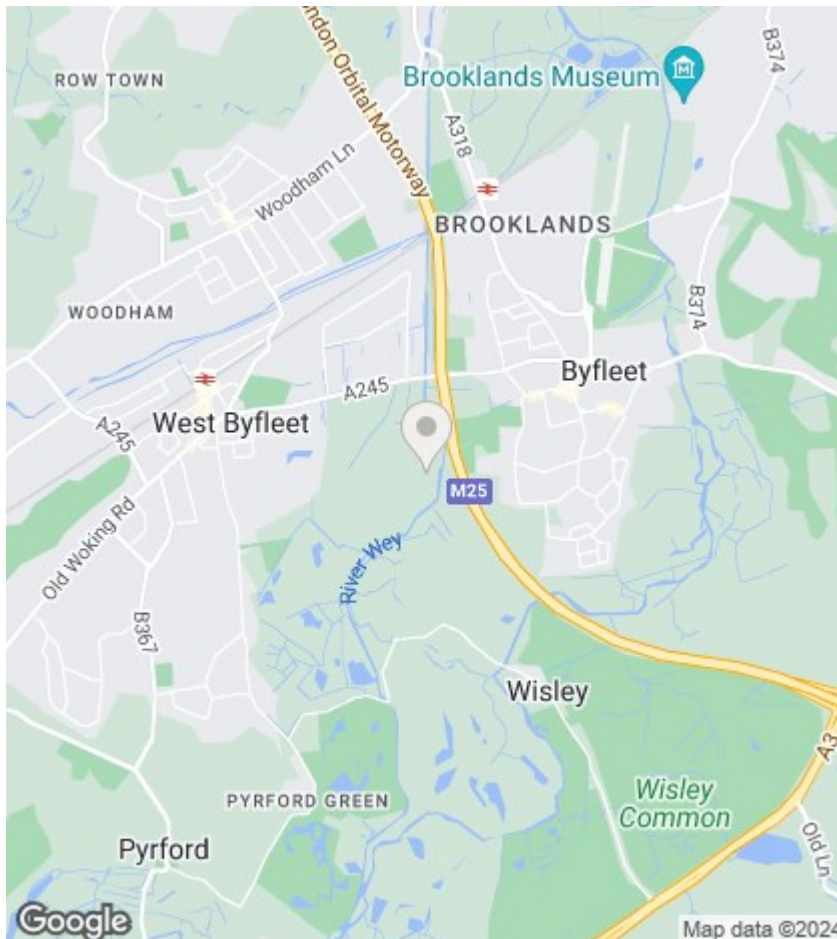
Well presented rear garden south facing, mostly laid to lawn, pretty flower borders, private and enclosed.

### Garage

Single garage in a block nearby with up and over door. Situated close to the bin store for the residents of the stables.







## Directions

From Tesco Express west Byfleet Head north-west towards Old Woking Rd/A245 95 ft Turn right onto Old Woking Rd/A245 Continue to follow A245 Turn right Restricted-usage road Turn right Destination will be on the left

## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

