

1 Dartnell Crescent
West Byfleet
KT14 6QG





1 Dartnell Crescent

£950,000

Light. Leafy. Living.

Set on a generous corner plot within Dartnell Crescent, these are the qualities that define this home from the outset. A wide frontage, an established rose-lined garden and a spacious driveway create an immediate sense of openness and privacy, while the setting - framed by greenery and set back from the road - offers a calm first impression.

- Dartnell Crescent is set in a convenient location within easy walking distance of West Byfleet & mainline station (Waterloo within half an hour)
- Relaxing environment of canal walks nearby
- A desirable, extended detached home with individuality - offering formal & informal versatile spaces
- Fresh, meticulous interior presentation with free-flowing space between kitchen/dining/family & living areas, all enjoying views of the garden
- Spacious cloakroom, adjacent to an additional reception room, versatile in its use as a home working office, playroom or snug
- Practical utility room off kitchen with access to both the rear garden & front - ideal for coats & muddy boots
- Four appealing double bedrooms, including an extended principal suite & second bedroom, both with en suite showers
- Family bathroom, tastefully finished & well proportioned
- Secluded, mature leafy surroundings with delightful outside space, a carriage driveway, & single garage with EV charger
- EPC: C / Council Tax Band: G

Local Authority
Woking

Council Tax Band
G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Marketed By Mint Homes Ltd
TOTAL FLOOR AREA : 175.90 sq.m. (1893 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken by any error.
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