



Silver Birch Close, Woodham  
Surrey, KT15

**HAMPTONS**  
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# Detached three bedroom property in need of modernisation

3 bedrooms | sitting room | dining room | kitchen | cloakroom | family bathroom | garage | garden | EPC: E

Hamptons International

24-26 High Street, Weybridge, Surrey, KT13 8AB  
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## Asking Price £699,950 Freehold

### Description

Detached three bedroom, two reception room family home in need of modernisation, located in a quiet cul-de-sac. The ground floor comprises a triple aspect L-Shaped living/dining room with fire place and sliding doors leading into the garden, downstairs cloakroom and kitchen. To the first floor there is a double bedroom with fitted wardrobe and access to eaves storage, a further double bedroom again with fitted wardrobe and a single bedroom with a separate family bathroom.

### Outside

Externally the property boasts drive way parking leading to an integral garage. The front garden has a lawn area with flower and shrub borders leading to a side access. The rear garden which is in excess of 90ft has a patio area with the remainder being mainly laid to lawn with established tree and shrub borders.

### Location

West Byfleet village is under a mile away and has a good selection of local shops, restaurants and pubs along with Waitrose super market and West Byfleet Health Centre. There is a mainline station which services London Waterloo within approximately 35 minutes. More extensive shopping facilities can be found in Woking about 3 miles to the west with a fast and frequent service to London Waterloo, or Weybridge 5 miles to the east. Junction 11 of the M25 is 5 miles away which then connects to the A3 and M3 providing good access to central London, about 30 miles away. Terminal 5 at

Heathrow is 13 miles away . The area offers a great selection of private schools, some of the finest golf clubs and choices of Health and Tennis clubs. Woking also has a leisure centre, swimming pool, theatre and multi screen cinema.



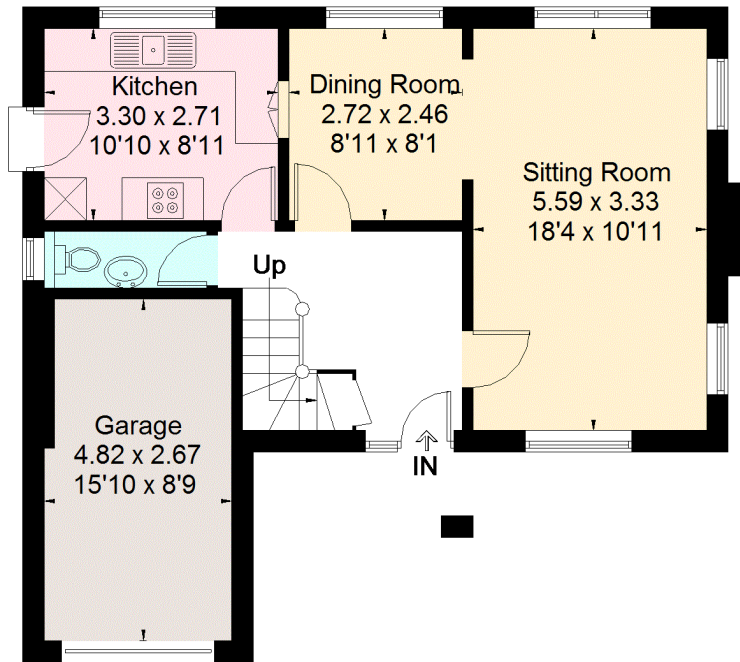
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Woodham

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft  
(Excluding Void / Eaves)

Garage = 12.4 sq m / 133 sq ft

Total = 102.9 sq m / 1107 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 171414

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



