



Broadoaks Park Road, West Byfleet



# Modern detached House For Sale in West Byfleet.

A stunning new-build house situated in a highly sought-after development. Constructed and interior designed by Octagon, the specification is of the highest quality and has many updated features including a garden designed by renowned landscape gardener Georgia Lindsay.

On entrance you are greeted with space. There is a reception room to the front that is flexible in use, be it a study, playroom or snug.

There is a large open plan living/kitchen with features such as integrated appliances, Quooker hot water tap, wine fridge and with bi-fold doors leading out to a pretty West facing garden, recently landscaped by a renowned garden designer to include a water feature and two seating areas.



**Tenure:** Freehold

**Local authority:** Woking Borough Council

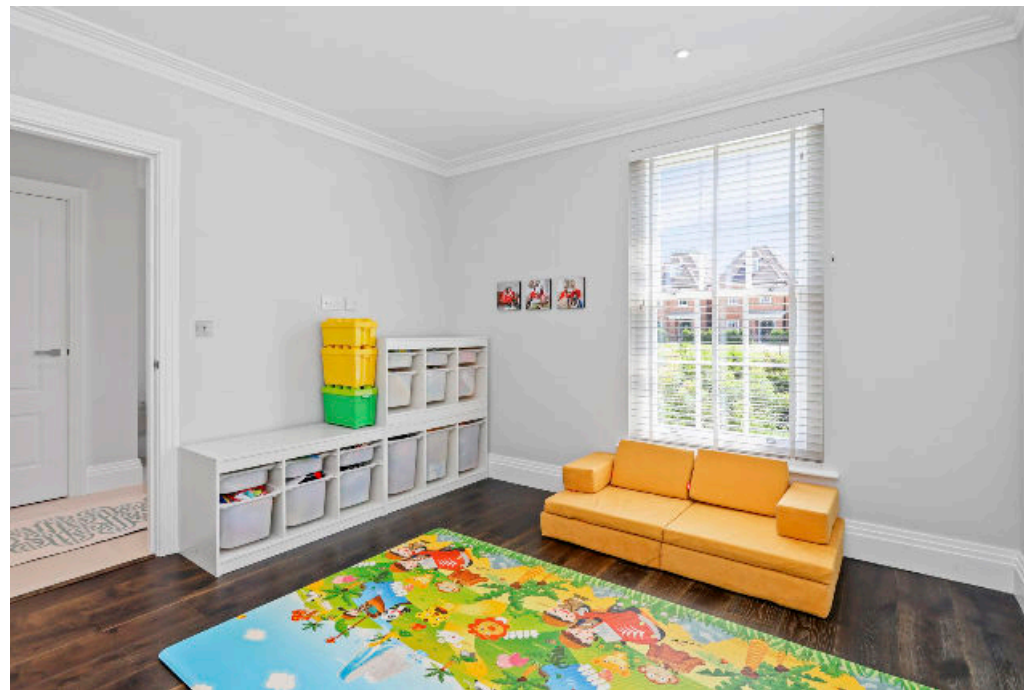
**Council tax band:** G

The principal room is to the front of the first floor, giving views over the green communal gardens. There is a dressing area with built-in wardrobes, en suite shower room, and a bespoke window seat.

Also on this floor are two further bedrooms and a family bathroom plus a utility area and hanging space. There is an additional bedroom and bathroom on the top floor and there is wooden flooring throughout.

The house further benefits from a downstairs w/c, side and rear access and allocated parking for three cars in a carport, plus many visitors spaces around the development. The building is very energy efficient and includes solar panels on the flat roof. There is a mechanical ventilation system and water softener.



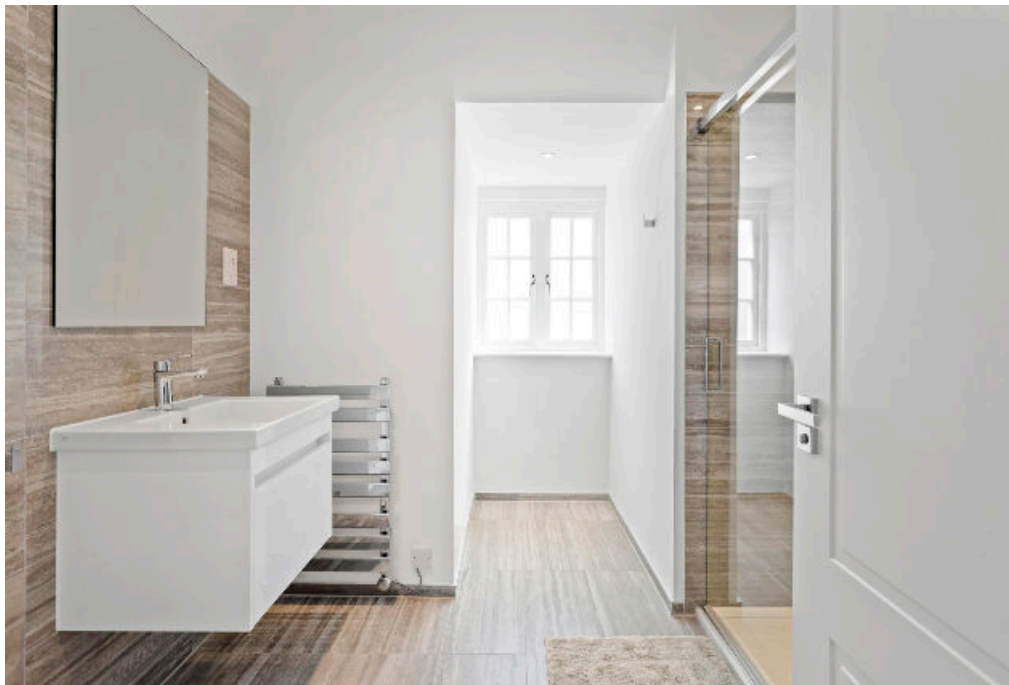




## Local area

Broadoaks Park is a 25-acre new development being developed by the highly regarded Octagon Development.

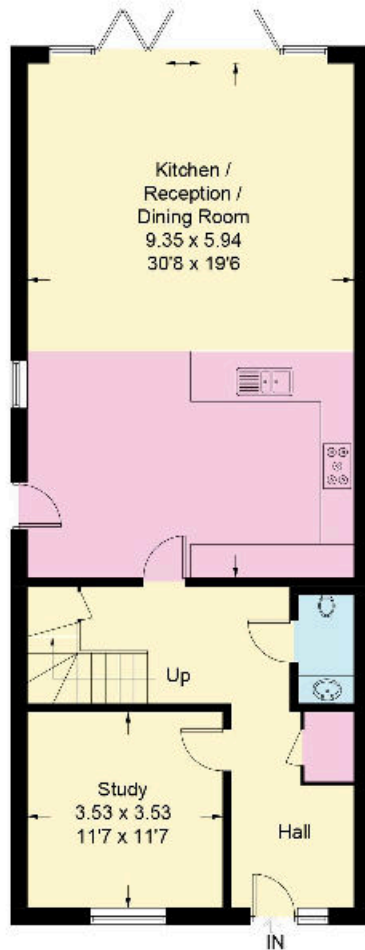
West Byfleet is about to undergo a large regeneration program, with a plan to redevelop the existing shopping centre and provide new community facilities. Both the Marist school and West Byfleet School are walkable distance from the property. The River Wey is located moments from the property, along with Byfleet Rowboat Hire and Byfleet Cricket Club.



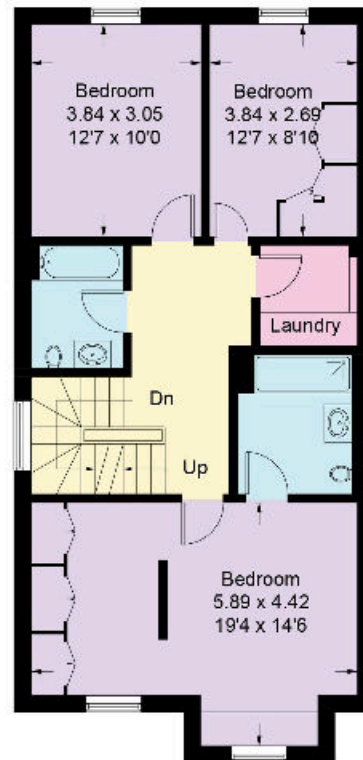


# Broadoaks Park, KT14

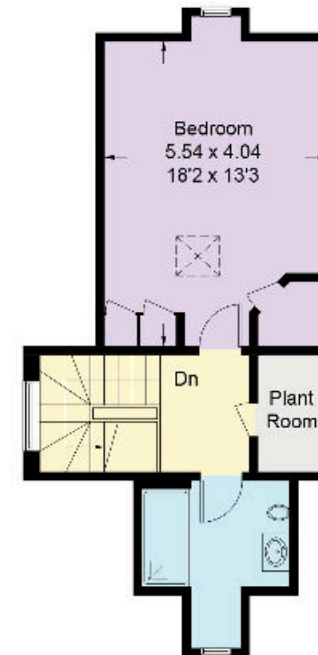
Approximate Gross Internal Area = 207.8 sq m / 2237 sq ft



**Ground Floor**



**First Floor**



**Second Floor**



Knight Frank

20 High Street

Weybridge

KT13 8AB

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We would be delighted to tell you more

**Matthew Scott**

01932 548001

[matthew.scott@knightfrank.com](mailto:matthew.scott@knightfrank.com)

**Natalie Berthiaud**

01932 548002

[natalie.berthiaud@knightfrank.com](mailto:natalie.berthiaud@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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