CURCHODS







Flat 2 Woodlands House, 89 Old Woking Road

West Byfleet, Surrey, KT14 6HZ

2 Bedrooms | 2 Bathrooms | Private Garden

Guide Price £395,000

Leasehold



Rarely available, well-presented ground floor apartment with its own private landscaped terrace. This property comes complete with allocated parking and is ideally located within walking distance to West Byfleet village and main line train station.

The property features a spacious open-plan sitting/dining room with fitted kitchen and direct access to a private patio overlooking beautifully maintained communal gardens.

Woodlands House is a gated development with a large attractive communal garden within a well-kept and peaceful setting.

An ideal purchase for downsizers, first-time buyers or investors seeking convenience, comfort and excellent transport links into London.





EPC C | Council Tax Band D

Charges (if applicable):

Service charge - £3,514.44pa
Ground rent - £400 pa
Lease - 977 years remaining

Key Features

- No onward chain
- Ground floor apartment
- Two double bedrooms
- En-suite to principal bedroom
- Private garden with patio
- Long lease – 977 years remaining
- Allocated parking and communal gardens
- Close to West Byfleet station and village centre
- Handy for the M25 and A3

Location

Ideally situated for West Byfleet village and station, with its fast and frequent services to London Waterloo, making it an excellent choice for commuters. The area is well served by a selection of highly regarded schools, both state and independent, all within easy reach.

For those travelling further afield, the A3 and M25 are conveniently accessible, providing excellent connections to Heathrow and Gatwick airports. The surrounding area also offers an abundance of beautiful countryside and riverside walks, as well as several challenging golf courses.

Additional Information

Our client has advised that the property has mains drainage, water and electricity. Heating supply is gas and electric. Boiler last serviced in January 2026.



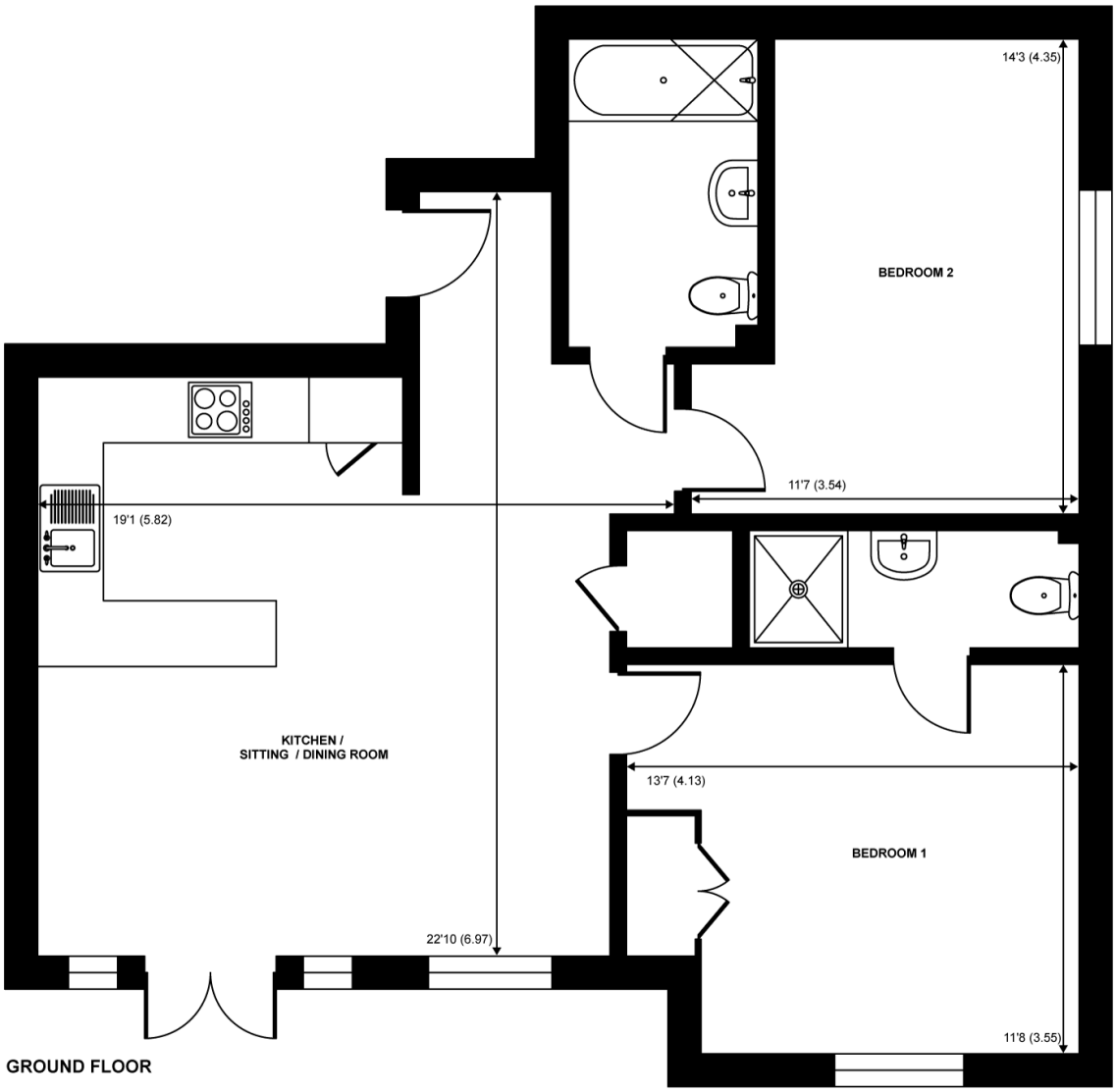




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Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1462945

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Reference: CWB250377

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