CURCHODS







7 The Maltings

Byfleet, Surrey, KT14 7PY

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £625,000

Freehold



No onward chain. Set at the end of a select cul-de-sac sits this attractive detached bungalow occupies a generous plot and offers well-balanced accommodation, excellent parking and a wealth of future potential. At the heart of the home is a spacious open-plan kitchen/dining room flowing seamlessly into the sitting room, creating a bright and sociable living space with lovely views over the garden.

The property further benefits from two generous double bedrooms, served by a modern shower room and separate cloakroom. Outside, the mature rear garden provides a wonderful setting for outdoor enjoyment, with ample lawn space, established planting and a high degree of privacy.

A particularly notable feature is the benefit of two detached garages, complemented by additional outbuildings that offer excellent storage, workshop space or potential for a variety of uses, subject to any necessary consents.

Situated in a desirable residential location close to local amenities and transport links, this is a rare opportunity to secure a bungalow with space, versatility and exciting future potential.





EPC D | Council Tax Band E

Key Features

- Detached bungalow occupying a generous and private plot
- Tucked away at the end of a sought-after cul-de-sac, offering privacy and tranquillity.
- Spacious open-plan kitchen/dining room and sitting room
- Two well-proportioned double bedrooms
- Modern shower room and well-presented throughout
- Two detached garages plus useful outbuildings
- Mature rear garden, ample parking and future potential (STPP)
- Close to local shops and schools
- Handy for the M25 and A3

Location

The Maltings is a cul-de-sac ideally situated within the heart of Byfleet making it extremely popular for many local schools. There is a train station at Byfleet & New Haw providing a service to London Waterloo.

Both the A3 and M25 are easily accessible with links to Heathrow and Gatwick airports. In the area are important bus links and idyllic countryside walks and there is a more extensive choice of shops at Brooklands Retail Park which is close by.

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals.

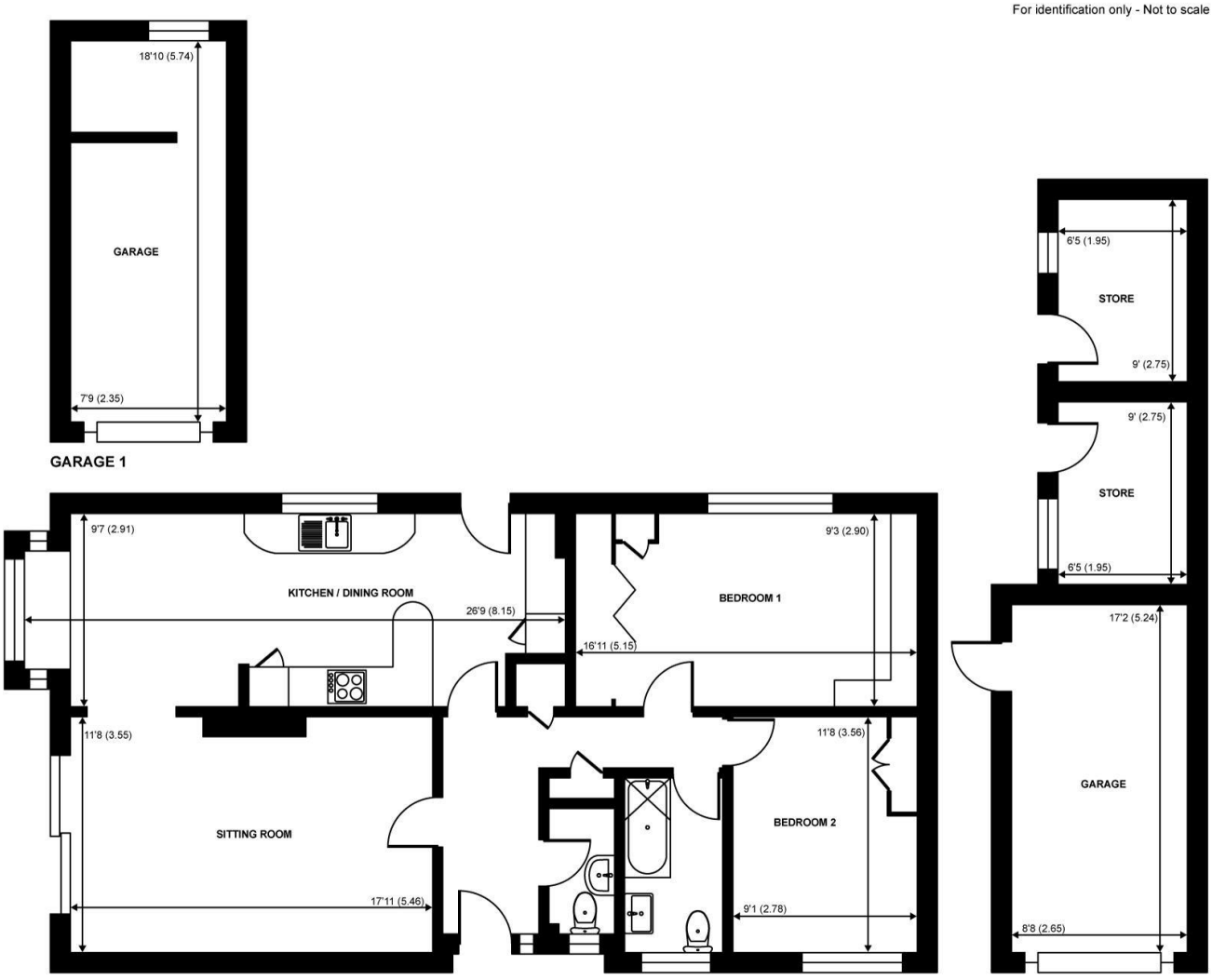






CURCHODS

Approximate Area = 919 sq ft / 85.3 sq m
Garages = 294 sq ft / 27.3 sq m
Outbuildings = 116 sq ft / 10.7 sq m
Total = 1329 sq ft / 123.3 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: 1479642

01932 350011 | west-byfleet@curchods.com
56 Station Approach, West Byfleet, Surrey, KT14 6NE

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

Reference: CWE220298

arla | propertymark PROTECTED
naea | propertymark PROTECTED
TENANCY DEPOSIT SCHEME PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK