CURCHODS







63 Woodlands Avenue

West Byfleet, Surrey, KT14 6AW

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Guide Price £425,000

Freehold



This detached bungalow occupies a generous plot and presents an excellent opportunity for buyers keen to modernise and create a home tailored to their own style. As currently arranged, the property features a bright sitting room with patio doors opening onto the garden, a separate dining room, a kitchen with a pleasant outlook over the rear garden, as well as a separate utility room and store room. There are two well sized bedrooms alongside a third versatile bedroom, family bathroom and separate convenient shower room.

Externally, the property benefits from a good-sized rear garden with established planting, offering ample potential for landscaping or extension, subject to the usual planning consents. This home also offers a driveway to provide convenient parking for multiple vehicles.

Ideally located within walking distance of West Byfleet village, local shops, schools, and the mainline station with fast and frequent services to London Waterloo the property is well placed for access to everyday amenities and transport links. Overall, it represents a fantastic opportunity with plenty of scope to update and personalise.





EPC E | Council Tax Band E

Charges (if applicable):

N/A

Key Features

- Detached bungalow occupying a generous plot with excellent scope to extend STPP
- Excellent potential to update and personalise
- Bright sitting room with garden access
- Two well-proportioned bedrooms
- Good sized south facing rear garden with mature borders and fruit trees
- Walking distance to West Byfleet village and mainline station
- Convenient access to the M25, A3 and the wider road network

Location

Ideally situated for West Byfleet station, the property enjoys 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, perfect for enjoying the outdoors.

Additional Information

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

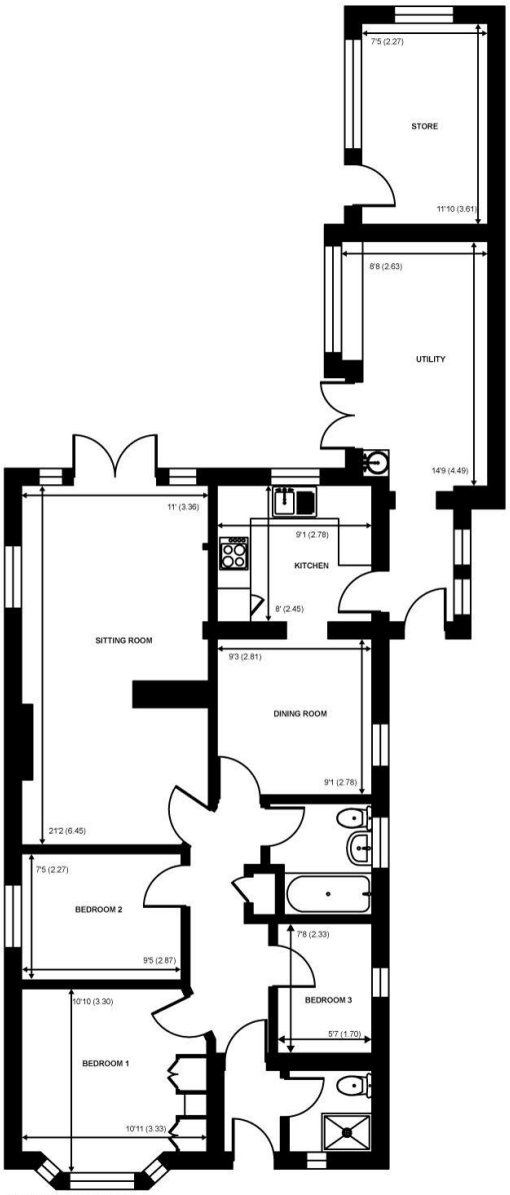






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Approximate Area = 970 sq ft / 90.1 sq m
Outbuilding = 88 sq ft / 8.1 sq m
Total = 1058 sq ft / 98.2 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1485473

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Reference: CWB260215

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