CURCHODS







Meremeet, 17 Hollies Avenue

West Byfleet, Surrey, KT14 6AJ

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Offers Over £775,000

Freehold



This beautifully presented four-bedroom detached chalet offers flexible family living in a sought-after location. The ground floor features a bright and spacious sitting room with French doors opening onto the garden, alongside a stylish modern kitchen/dining room perfect for entertaining. A further sitting room at the front provides an additional reception space, while a generous ground-floor bedroom with an ensuite shower room offers convenience and versatility.

Upstairs, the principal bedroom enjoys an en-suite shower room, complemented by two further double bedrooms and an additional family bathroom with a freestanding tub. The property is well laid out, with ample storage and access to eaves space.

Outside, the large rear garden is mainly laid to lawn, providing plenty of space for children to play or for summer entertaining. A useful detached shed offers further storage, while the front driveway provides excellent off-street parking.

This is an ideal home for families seeking space, comfort, and practicality.

EPC C | Council Tax Band E





Key Features

- Four-bedroom detached chalet
- Bright sitting room with garden access
- Modern kitchen/diner
- Ground-floor bedroom and main bedroom have ensuite shower rooms
- Large garden and driveway parking
- Walking distance of West Byfleet village and train station

Location

Hollies Avenue is ideally located for the train station at West Byfleet which provides a frequent service to London Waterloo, making it perfect for the commuter.

Within the area there are many schools, both private and state.

The A3 and M25 are also easily accessible for important links to both Heathrow and Gatwick airports.

Locally there is a huge choice of country and riverside walks.

Additional Information

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

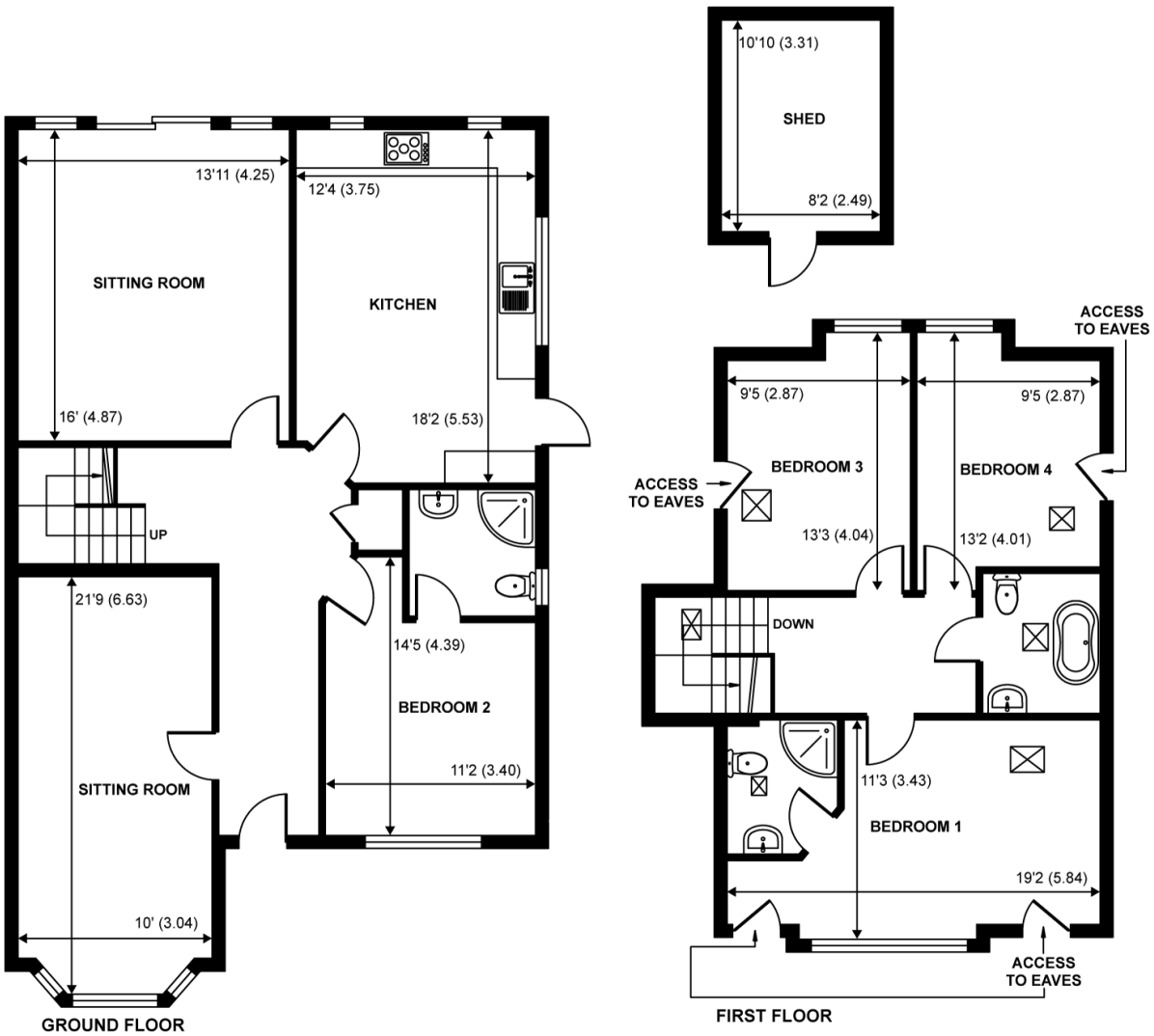






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Approximate Area = 1634 sq ft / 151.8 sq m
Shed = 89 sq ft / 8.2 sq m
Total = 1723 sq ft / 160 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Simpsons Estate Agents ta Curchods. REF: 1347797

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Reference: CWB180056

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