CURCHODS







1 Old Orchard

Byfleet, KT14 7RW

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £335,000

Leasehold



Beautifully presented throughout, this attractive two-bedroom ground floor maisonette offers bright, well-proportioned accommodation, a private rear garden and the added benefit of a garage in a nearby block.

Ideally positioned within a popular residential location, the property is just a short walk from Byfleet village centre with its excellent range of shops, cafés and everyday amenities.

The spacious sitting/dining room provides a welcoming living and entertaining space, enhanced by a feature fireplace and large sliding doors opening onto the rear garden. A modern fitted kitchen offers ample storage and workspace, while two generous double bedrooms are served by a contemporary family bathroom.

Outside, the private rear garden features a large decked terrace and lawn, creating an ideal setting for relaxing and al fresco dining. This is an excellent opportunity for first-time buyers, downsizers or investors alike.





EPC D | Council Tax Band C

Charges (if applicable):

Our clients advise us that there is no service charge and the ground rent is £14pa.

Key Features

- Long lease
- Two generous double bedrooms
- Spacious sitting/dining room with garden access
- Modern fitted kitchen and bathroom
- Private rear garden with large decked terrace
- Garage in a nearby block
- Short walk to Byfleet village centre and amenities

Location

Perfectly positioned in the heart of sought-after Old Byfleet, the property enjoys easy access to a variety of local shops, popular pubs and restaurants, as well as a selection of highly regarded schools. For commuters, both West Byfleet and Byfleet & New Haw stations are within easy reach, with West Byfleet offering fast and frequent rail services to London Waterloo in under 30 minutes. The area is also exceptionally well connected by road, with convenient access to the A3, M25 and wider motorway network.

Additional Information

Our client has advised that the property has mains drainage, gas, water and electricity. Gas central heating - boiler last serviced February 2026. Traditional construction.

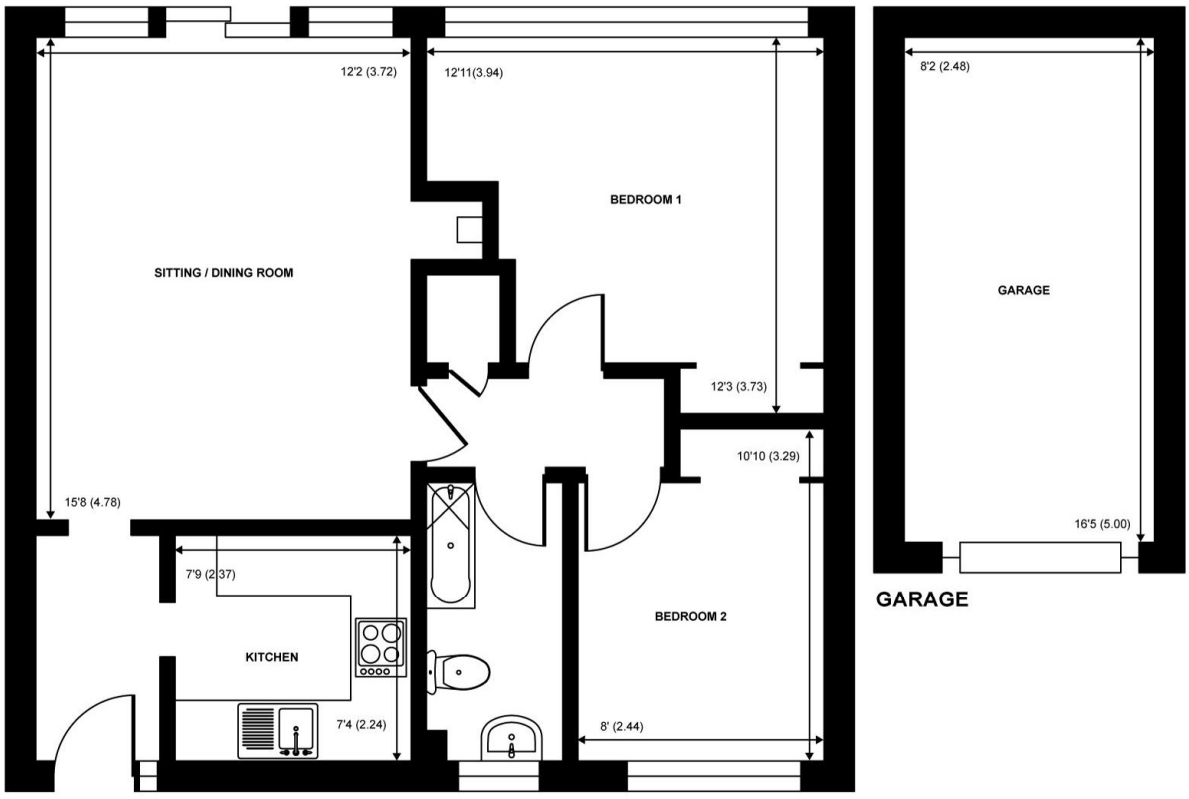






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Approximate Area = 603 sq ft / 56 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 736 sq ft / 68.3 sq m
For identification only - Not to scale



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: 1486404

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Reference: CWB260227

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