CURCHODS







27 Church Road

Byfleet, Surrey, KT14 7EH

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Offers in Excess of £500,000

Freehold



Situated in the heart of Old Byfleet village, this attractive four-bedroom semi-detached home offers over 1,175 sq ft of well-balanced accommodation, ideal for modern family living.

The generous dual-aspect sitting room enjoys French doors opening onto the rear garden, while the spacious kitchen/dining room provides an excellent everyday hub. A versatile ground floor fourth bedroom offers flexibility as a home office, playroom or guest room, complemented by a cloakroom.

Upstairs are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Outside, the private rear garden features a paved terrace and lawn, while the front provides driveway parking. Ideally located within easy walking distance of local shops, popular schools and picturesque riverside walks.





EPC D | Council Tax Band E

Key Features

- Set in heart of the sought-after Old Byfleet village
- Four-bedroom semi-detached family home
- Spacious dual-aspect sitting room with garden access
- Versatile ground floor bedroom/home office
- Principal bedroom with en-suite shower room
- Driveway parking and private rear garden
- Ideal for local schools both private and state
- The M25 and A3 are easily accessible

Location

Church Road is ideally positioned in the heart of Byfleet, making it particularly popular with families due to its proximity to well-regarded local schools. Byfleet & New Haw mainline station is close by, offering direct services to London Waterloo. The A3 and M25 are easily accessible, providing convenient road links to Heathrow and Gatwick airports. The area is also well served by local bus routes, with attractive countryside walks nearby and a wider selection of shops, restaurants and leisure facilities available at Brooklands Retail Park.

Additional Information

Our client has advised that the property has mains drainage, gas, water and electricity. Heating supply is Gas. Traditional construction.

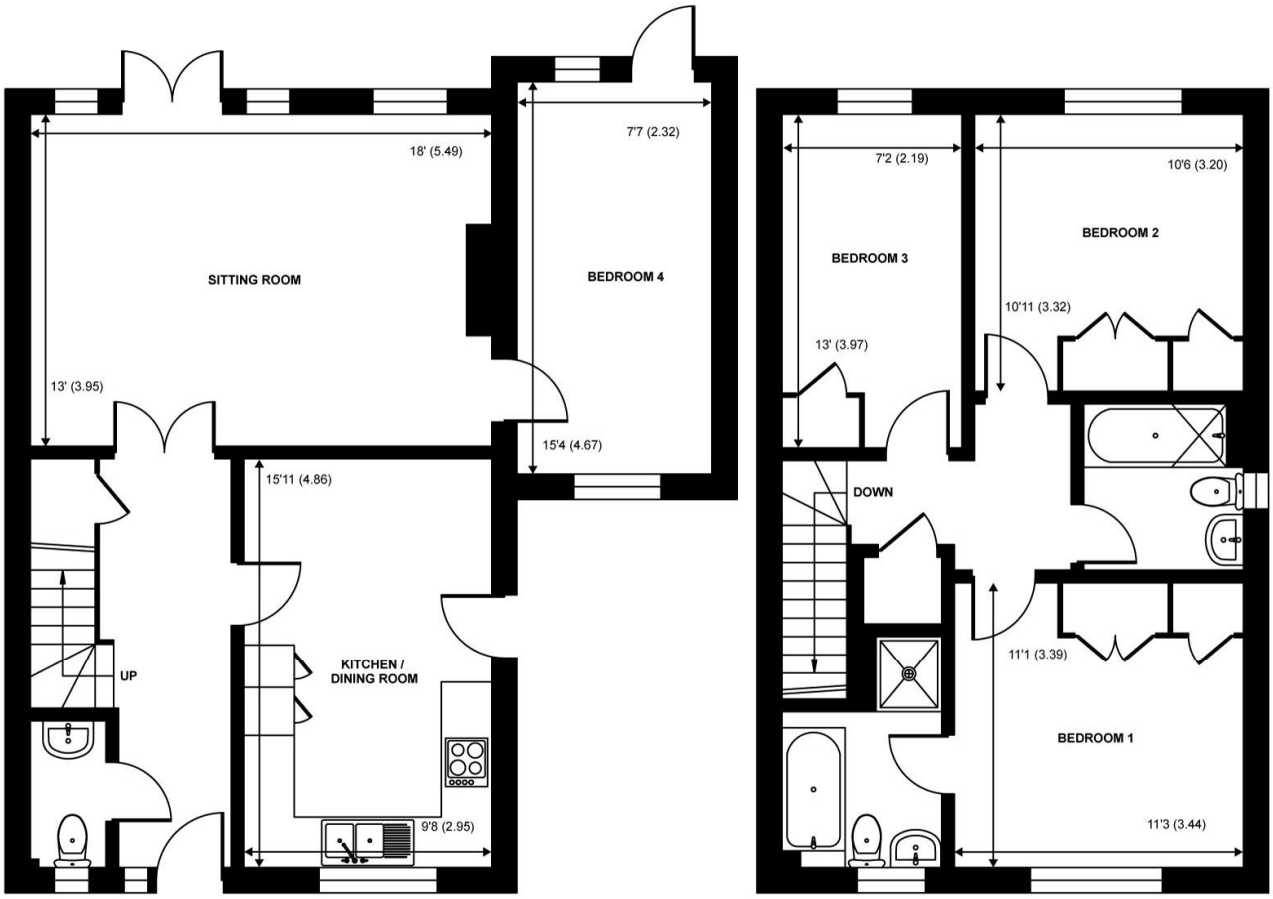






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Approximate Area = 1058 sq ft / 98.2 sq m
Garage = 117 sq ft / 10.8 sq m
Total = 1175 sq ft / 109 sq m
For identification only - Not to scale



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: 1489009

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Reference: CNH260123

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