CURCHODS







Flat 4 The Beeches, 114-120 High Road

Byfleet, Surrey, KT14 7QZ

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £315,000

Leasehold



Situated in the heart of Byfleet village, this beautifully presented two-bedroom first-floor apartment offers bright, spacious accommodation extending to approximately 867 sq ft, together with the rare benefit of a private garage. The impressive dual-aspect sitting/dining room provides an excellent space for both relaxing and entertaining, while the stylish fitted kitchen offers ample storage and workspace.

Both generously proportioned double bedrooms feature fitted wardrobes, with the principal bedroom enjoying particularly spacious dimensions. A modern family bathroom completes the accommodation.

Outside, residents can enjoy attractive communal gardens, A private garage provides secure parking or useful storage, complemented by two additional parking spaces.

Ideally located just a short walk from local shops, cafés and amenities, with excellent transport links and West Byfleet mainline station nearby, this is a superb home for first-time buyers, downsizers or investors.





EPC C | Council Tax Band C

Charges:

Service charge is £1,020 per annum, no ground rent
972 years remaining on the lease

Key Features

- Heart of Byfleet village location
- Spacious dual-aspect sitting/dining room
- Two generous double bedrooms with fitted wardrobes
- Stylish fitted kitchen and modern bathroom
- Private garage and two additional parking spaces
- Attractive communal gardens
- Convenient for local shops, amenities and transport links
- Near to West Byfleet Station with fast, frequent trains to London Waterloo
- Handy for the M25 and A3

Location

The property enjoys a convenient setting right in the heart of Old Byfleet Village and its shops the shops and amenities of Old Byfleet Village, with the wider retail and leisure facilities at Brooklands Retail Park, including Marks & Spencer, Tesco and TK Maxx, just a short drive away. West Byfleet mainline station offers frequent fast services to London Waterloo in under 30 minutes, with further rail links available from Byfleet & New Haw.

The area is also well regarded for its popular local schools, while open countryside and scenic walks nearby provide a lovely balance between village convenience and access to green space.

Additional Information

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

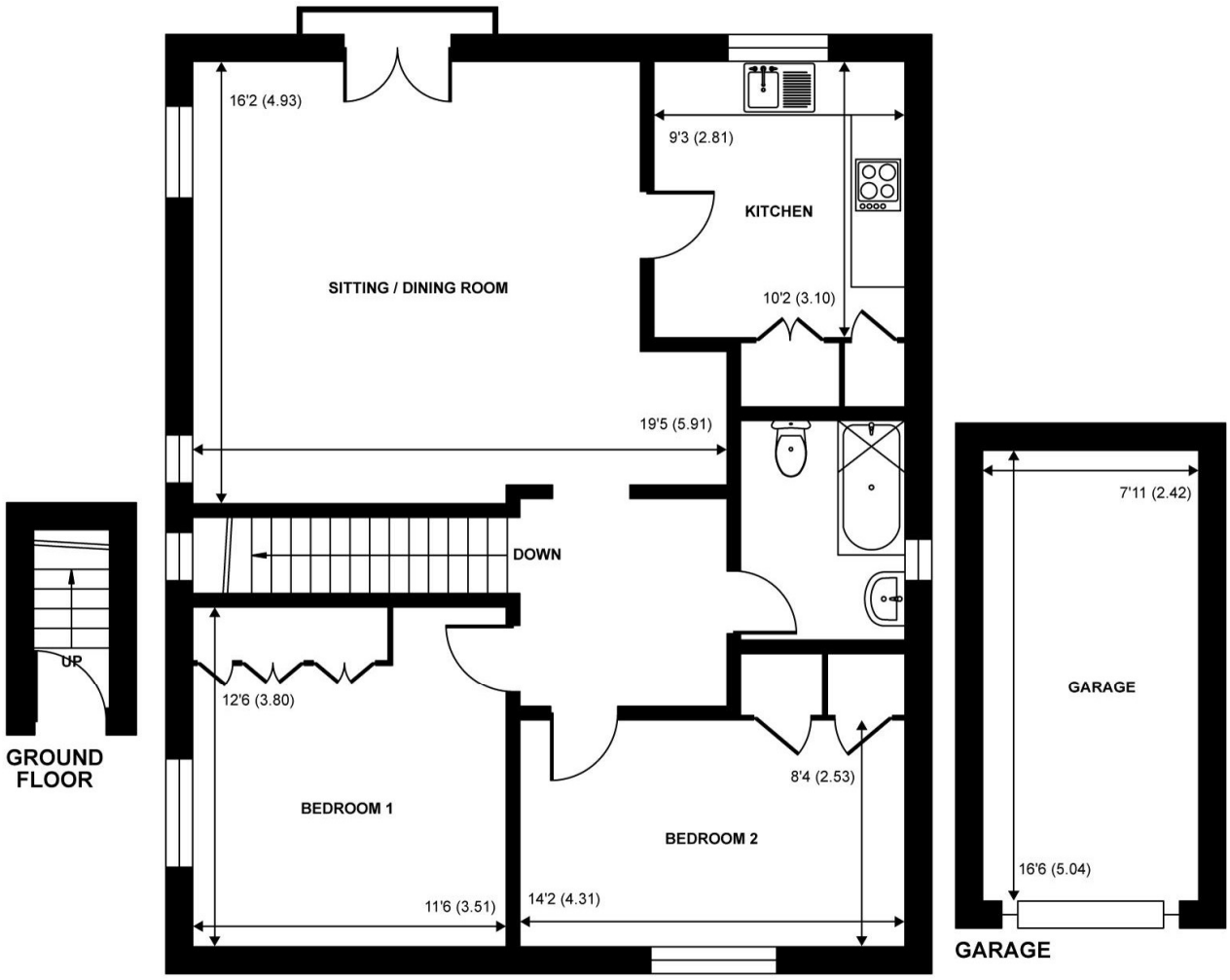






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Approximate Area = 867 sq ft / 80.5 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 998 sq ft / 92.6 sq m
For identification only - Not to scale



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: 1493071

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Reference: CNH220022

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