CURCHODS







94 Church Road

Byfleet, Surrey, KT14 7NF

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Guide Price £700,000

Freehold



Beautifully presented throughout, this extended four-bedroom semi-detached family home offers approximately 1,975 sq ft of versatile accommodation, including a substantial detached garage and an adjoining family/games room.

The heart of the home is the stunning open-plan kitchen, dining and family room, featuring a large central island, utility room and bi-fold doors opening onto the beautifully maintained rear garden, creating an ideal space for both everyday family life and entertaining.

A separate sitting room provides a cosy retreat, while upstairs are four well-proportioned bedrooms served by a luxurious family bathroom, with the principal bedroom occupying the entire second floor and benefiting from a stylish en-suite shower room and fitted wardrobes.

Outside, the private rear garden leads to a substantial garage with an adjoining games/family room, creating a highly versatile space ideal for home working, hobbies, a gym or additional storage, all just a short walk from Byfleet village centre and its amenities.





EPC C | Council Tax Band D

Key Features

- Central Byfleet location close to village amenities
- Stunning open-plan kitchen/dining/family room with island
- Principal suite with en-suite and fitted wardrobes
- Four well-proportioned bedrooms
- Large, detached garage with adjoining games/family room
- Off-street parking for two cars
- Private rear garden ideal for entertaining and family living
- 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 the property has mains drainage, water, gas, electricity and mobile and broadband signals.



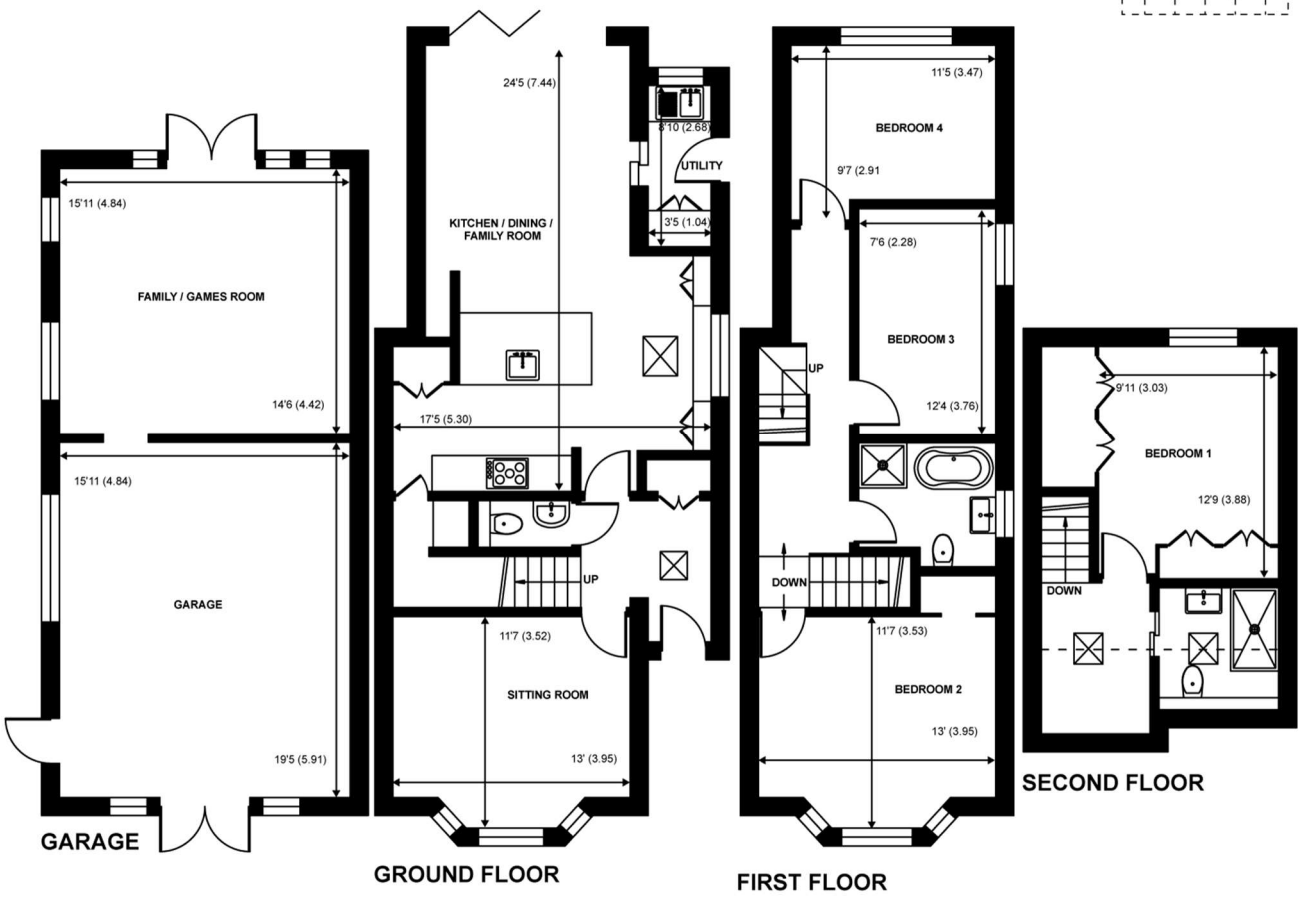




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Approximate Area = 1379 sq ft / 128.1 sq m
Limited Use Area(s) = 50 sq ft / 4.6 sq m
Garage = 546 sq ft / 50.7 sq m
Total = 1975 sq ft / 183.4 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1484169

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Reference: CWB260109

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