CURCHODS







5 Boltons Close

Pyrford, Surrey, GU22 8TW

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Guide Price £425,000

Freehold



This well-maintained three-bedroom semi-detached bungalow offers approximately 940 sq ft of bright and versatile accommodation, presenting an excellent opportunity for buyers looking to modernise and create a home to suit their own tastes.

The spacious sitting room enjoys plenty of natural light and overlooks the front, while the separate dining room provides an ideal space for entertaining and connects conveniently to the contemporary fitted kitchen with direct access to the rear garden. All three bedrooms are generously proportioned, with the principal bedroom enjoying views across the garden.

Outside, the property benefits from a mature, private rear garden with a patio, established trees and well-stocked borders, creating a peaceful setting. A detached garage and driveway parking complete this appealing home, offered with excellent potential in a sought-after residential location close to local shops and schools.





EPC D | Council Tax Band E

Key Features

- Three-bedroom semi-detached bungalow
- Bright sitting room and separate dining room
- Modern fitted kitchen with garden access
- Mature, private rear garden with patio
- Detached garage and driveway parking
- Excellent scope to update and personalise
- Prominent location in Pyrford ideal for schools and local shops
- Handy for West Byfleet town centre and train station
- Convenient for M25 and A3

Location

Boltons Close is extremely convenient for West Byfleet shops and schools with Pyrford C of E Primary School on your doorstep.

The train station provides a frequent, fast service in under 30 minutes to London Waterloo.

If you are looking for a popular location and convenient for the local shops then this is the perfect property for you. There are many delightful countryside walks and golf courses.

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Tradiitonal build. Heating supply is gas and the boiler was last serviced in July 2025. Driveway parking.







CURCHODS

Approximate Area = 940 sq ft / 87.3 sq m
Garage = 254 sq ft / 23.5 sq m
Total = 1194 sq ft / 110.8 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1498863

01932 350011 | west-byfleet@curchods.com

56 Station Approach, West Byfleet, Surrey, KT14 6NE

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

Reference: CWB260239

arla | propertymark PROTECTED
naea | propertymark PROTECTED
TENANCY DEPOSIT SCHEME PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK