CURCHODS







# 21 Birchwood Road

West Byfleet, Surrey, KT14 6DW

**2 Bedrooms | 1 Bathroom | 1 Reception Room**

## Guide Price £325,000

Leasehold



Conveniently positioned just moments from West Byfleet station, this well-presented two-bedroom ground floor apartment offers an ideal combination of comfort, outdoor space and commuter convenience.

The property features a bright dual-aspect sitting/dining room with a wood-burning stove, a fitted kitchen, two generous double bedrooms and a modern bathroom.

Outside, the private rear garden has been thoughtfully landscaped with a patio, low-maintenance artificial lawn and a substantial timber garden room, perfect as a home office, gym or studio.

To the front, there is the added benefit of off-street parking. Situated within easy reach of local shops, restaurants and excellent transport links into London, this attractive home is perfectly suited to first-time buyers, downsizers and investors alike.





**EPC C | Council Tax Band C**

Charges:

142 years remaining on the lease

Service charge - £125 per month to cover building insurance and repairs

# Key Features

- Two generous double bedrooms
- Private rear garden with patio
- Detached garden room/home office
- Off-street parking for one vehicle
- Bright sitting/dining room with log burner
- Central West Byfleet location, moments from West Byfleet station - ideal for the commuter
- Handy for the M25 and A3

# Location

Birchwood Road is ideal for the shops, local schools and train station making it great for the commuter.

Both the M25 and A3 are easily accessible providing links to Heathrow and Gatwick airports.

Brooklands Retail Park is a short drive away with a comprehensive range of shops including Marks & Spencer, TK Max, Lidl and Tesco. As is Woking Town Centre with its popular theatre, train station, shops and restaurants.

# Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Heating supply is gas and electric. Boiler last serviced in March 2026. Off-street and street parking.

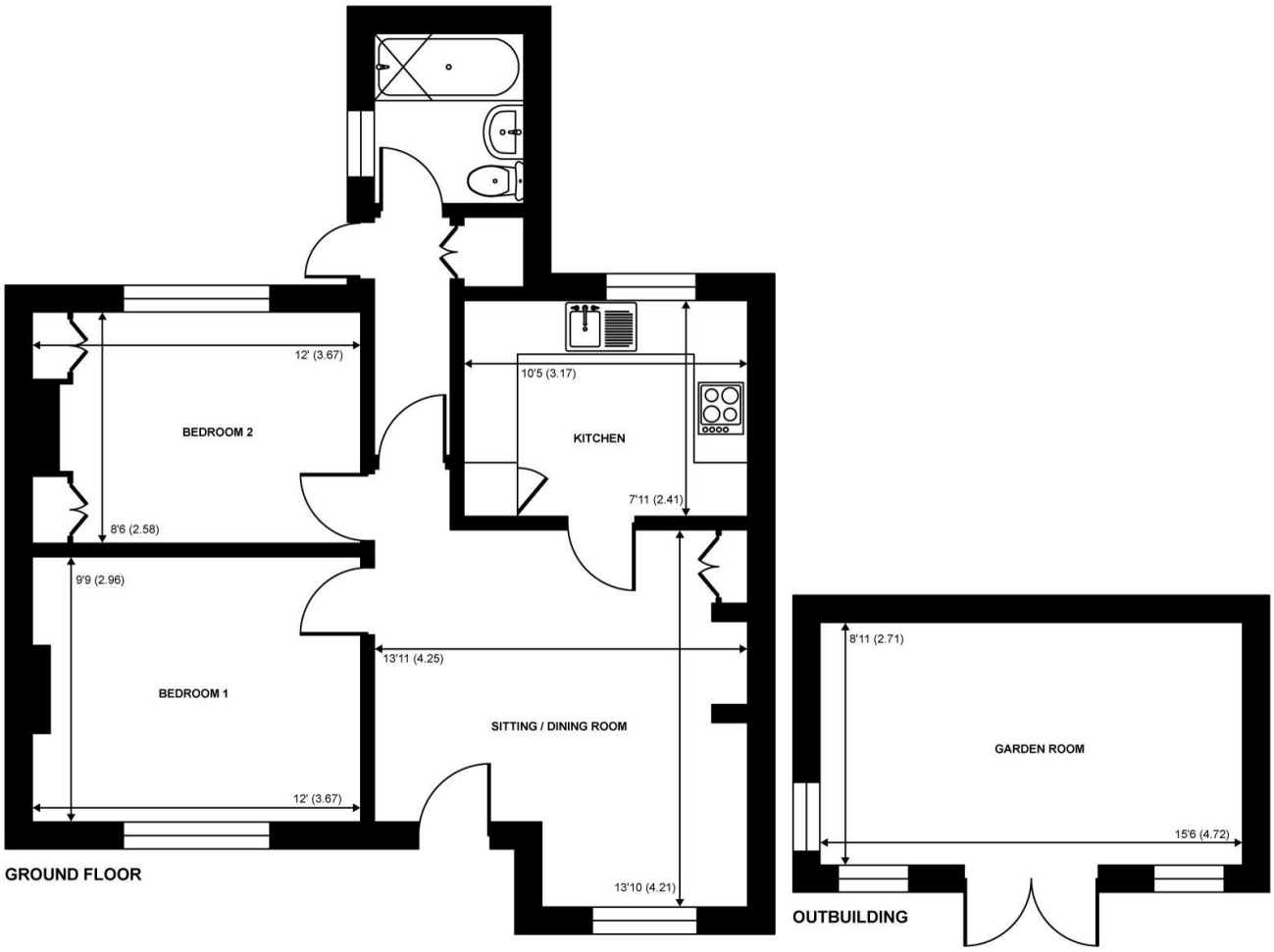






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Approximate Area = 572 sq ft / 53.1 sq m
Outbuilding = 138 sq ft / 12.8 sq m
Total = 710 sq ft / 65.9 sq m
For identification only - Not to scale




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: 1487652


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