CURCHODS







56 Hart Road

Byfleet, Surrey, KT14 7NH

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £450,000

Freehold



A beautifully presented two-bedroom end-of-terrace home, combining stylish contemporary interiors with generous outside space and exciting potential for the future.

The ground floor offers an impressive open-plan sitting and dining room, with a wide bay window flooding the space with natural light and French doors opening directly onto the garden. A smart, well-equipped kitchen completes the ground floor.

Upstairs are two well-proportioned double bedrooms, including a spacious principal bedroom with fitted wardrobes, together with a modern shower room.

Outside, the substantial rear garden provides excellent space for relaxing and entertaining, complemented by a remarkable 24ft detached garage and further parking to the front.

The property also offers excellent potential to extend, as demonstrated by other homes within the road, subject to the necessary planning consents and is offered for sale with no onward chain.





EPC D | Council Tax Band C

Key Features

- No onward chain
- Two double bedrooms and modern family bathroom
- Stylish open-plan sitting/dining room
- Generous rear garden
- Impressive 24ft detached garage/workshop
- Off-street parking
- Excellent potential to extend, STPP
- Extremely convenient for shops and St Mary's School
- Handy for the M25 and A3
- Convenient for Weybridge, Byfleet & New Haw and West Byfleet train stations

Location

Located in the heart of Old Byfleet Village, the property enjoys an excellent position for both everyday convenience and transport connections.

The M25 and A3 are within easy reach, providing convenient links to Heathrow and Gatwick airports, while commuters have a choice of nearby railway stations including Weybridge, Byfleet & New Haw and West Byfleet, offering regular services into London.

The area is also well served by a selection of highly regarded schools, both state and independent.

For those who enjoy the outdoors, the surrounding area offers an abundance of beautiful countryside, picturesque riverside walks and open green spaces, providing the perfect balance between village living and superb transport links.

Additional Information

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

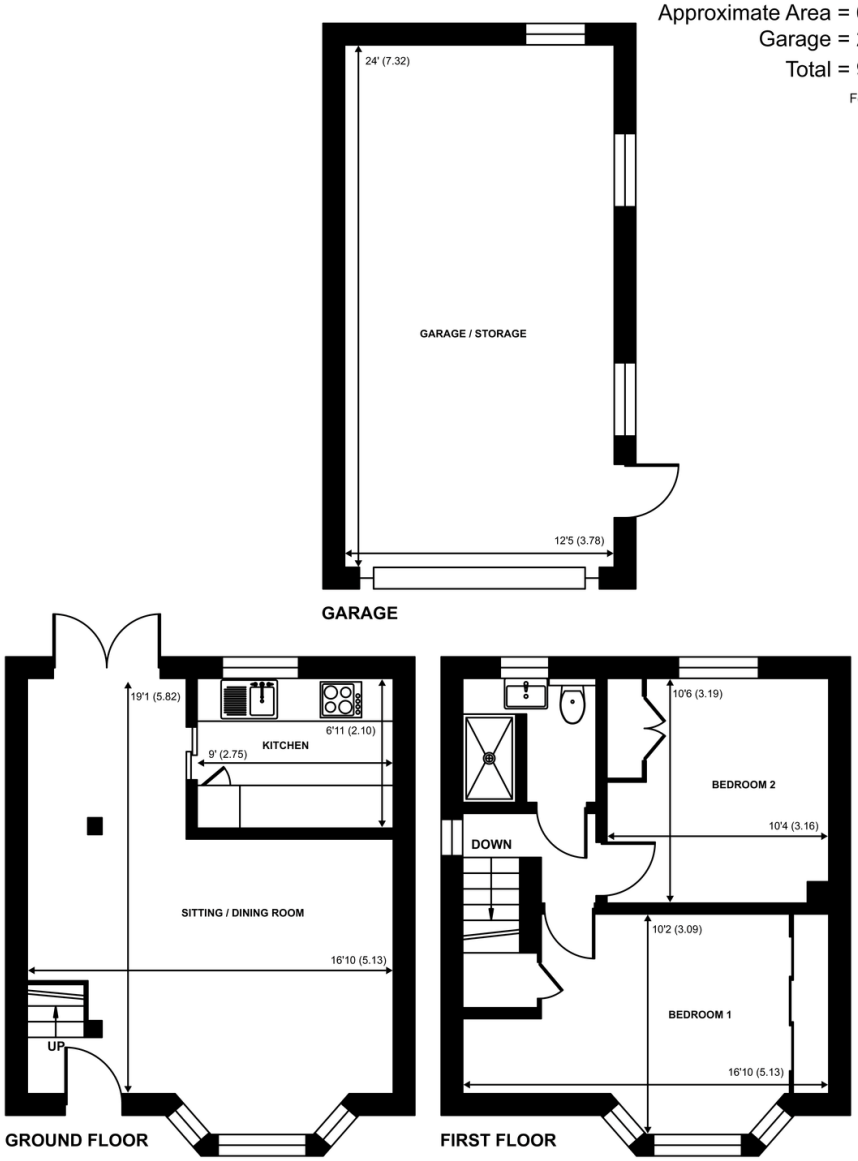






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Approximate Area = 666 sq ft / 61.8 sq m
Garage = 298 sq ft / 27.6 sq m
Total = 964 sq ft / 89.4 sq m
For identification only - Not to scale



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: 1511559

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Reference: CWB260262

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