CURCHODS







36 Parvis Road

West Byfleet, Surrey, KT14 6HA

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Guide Price £1,350,000

Freehold



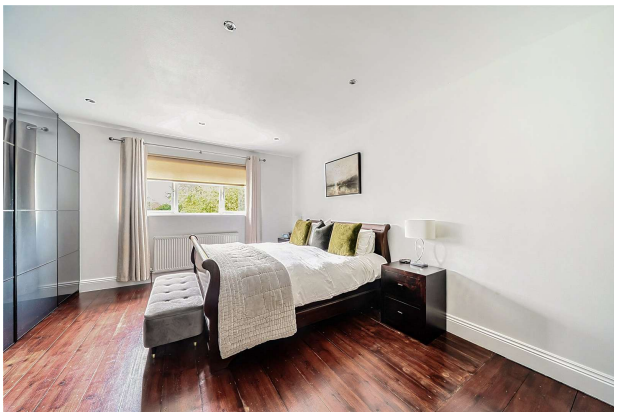
Occupying a magnificent 0.36-acre plot within easy reach of West Byfleet village, this beautifully presented five-bedroom family home combines generous proportions with outstanding contemporary living.

The centrepiece is a spectacular 43ft open-plan kitchen/dining room, flowing into a relaxed living area with bi-fold doors opening directly onto the garden.

Further highlights include two additional reception rooms, a principal bedroom with en-suite, utility room and detached home office.

Outside, the beautifully established and secluded garden provides a wonderful backdrop for family life and entertaining, complemented by extensive driveway parking and an integral garage.

EPC D | Council Tax Band G







Property Profile

The accommodation has been thoughtfully extended and carefully arranged to create an exceptional family home, combining impressive proportions with a warm and welcoming atmosphere. Throughout the property, there is a clear emphasis on natural light, practical family living and a seamless connection between the interior and the beautifully landscaped gardens.

The principal living space is the outstanding 43ft open-plan kitchen/dining room, which forms the heart of the home. The kitchen is fitted with sleek contemporary cabinetry, generous work surfaces and a comprehensive range of integrated appliances, providing an excellent setting for both everyday family life and entertaining. Rooflights introduce additional natural light, while the generous dining area offers ample space for a large table and relaxed gatherings. The room flows naturally into a spacious living area, where two sets of bi-fold doors open onto the terrace and garden, creating an impressive indoor-outdoor entertaining space during the warmer months.

A substantial separate sitting room provides a more formal and peaceful retreat, ideal for relaxing in the evening or hosting guests. A further reception room offers excellent flexibility and could be used as a snug, playroom, home gym or study, depending on the needs of the household. A well-appointed utility room and cloakroom complete the ground floor, adding valuable practicality to the accommodation.

Upstairs, there are five well-proportioned bedrooms. The impressive principal bedroom extends to over 23ft, providing ample space for a range of furniture and benefiting from a private en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, fitted with both a bath and separate shower, making it well suited to busy family life.

Outside, the gardens are a particular highlight. A broad terrace immediately adjoining the house provides an excellent area for outdoor dining and entertaining, leading onto an expansive, beautifully maintained lawn. Mature trees, established borders and carefully considered planting create a secluded and private setting, while offering plenty of space for children to play and for the whole family to enjoy.

A detached home office is positioned within the garden, providing an ideal dedicated workspace away from the main house. To the front, the extensive gravel driveway offers generous parking, complemented by an integral garage providing useful storage and further convenience.

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Heating supply is gas and there is a TPO on a tree in the front garden.

Key Features

- Impressive five-bedroom family home
- Superb 0.36-acre secluded plot
- Spectacular 43ft open-plan kitchen/dining room
- Principal bedroom with stylish en-suite
- Detached home office and integral garage
- Extensive driveway parking and landscaped gardens
- Stunning canal side walks on your doorstep
- Ideal location for many popular schools both private and state

Location

Ideally positioned within easy reach of West Byfleet town centre, the property is convenient for an excellent selection of shops, cafés and restaurants, together with the mainline station providing fast and frequent services to London Waterloo.

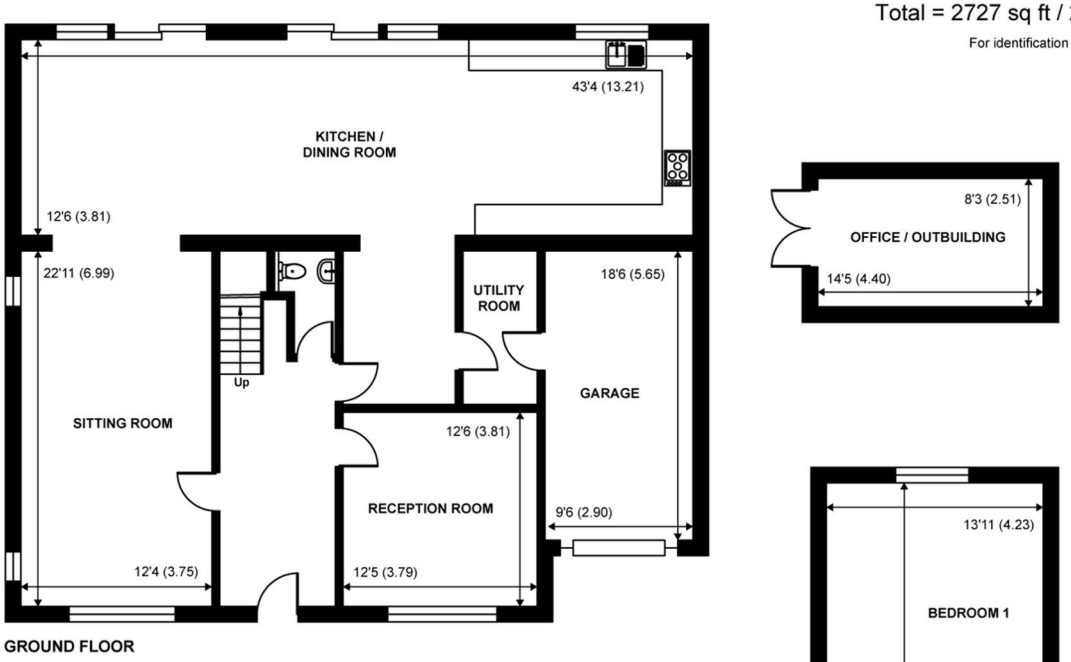
Families are well served by a choice of highly regarded state and independent schools for all ages, while the nearby A3 and M25 offer excellent connections to Heathrow and Gatwick airports. The surrounding area also provides a wealth of leisure opportunities, including prestigious golf courses and scenic countryside walks.

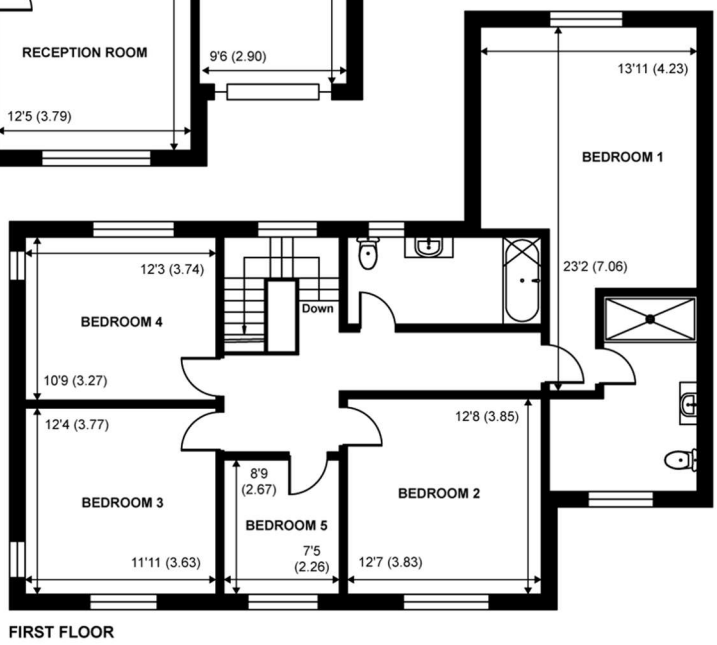




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Approximate Area = 2432 sq ft / 225.9 sq m
Garage = 176 sq ft / 16.3 sq m
Outbuilding = 119 sq ft / 11 sq m
Total = 2727 sq ft / 253.2 sq m
For identification only - Not to scale





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: 1499156

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