CURCHODS







93 Church Road

Byfleet, Surrey, KT14 7NG

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Guide Price £800,000

Freehold



An impressive and beautifully appointed four-bedroom chalet bungalow, offering versatile accommodation thoughtfully designed for modern family living and perfectly positioned on one of Byfleet's most sought-after roads, close to village amenities, excellent transport links and picturesque countryside walks.

The standout feature is the superb open-plan living space to the rear, where bi-fold doors and remote-controlled Velux windows create a wonderfully light and airy setting with a seamless connection to the garden. Wet underfloor heating adds further comfort to this exceptional space, making it ideal for year-round entertaining.

The flexible bedroom arrangement is complemented by air conditioning to three of the four bedrooms, while stylish bathrooms and contemporary finishes enhance the sense of quality throughout.

Outside, the property offers excellent space for relaxing and entertaining, complemented by app-controlled security cameras covering both the front and rear of the house.





EPC C | Council Tax Band E

Key Features

- Beautifully appointed four-bedroom chalet bungalow
- Superb open-plan living and entertaining space
- Bi-fold doors and remote-controlled Velux windows
- Wet underfloor heating to the rear living area
- Air conditioning to three bedrooms
- App-controlled front and rear security cameras
- Sought-after location close to Byfleet village, schools and mainline station.
- Convenient access to the M25, A3 and wider motorway network

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. Heating supply is gas and electric. Boiler last serviced in 2025.



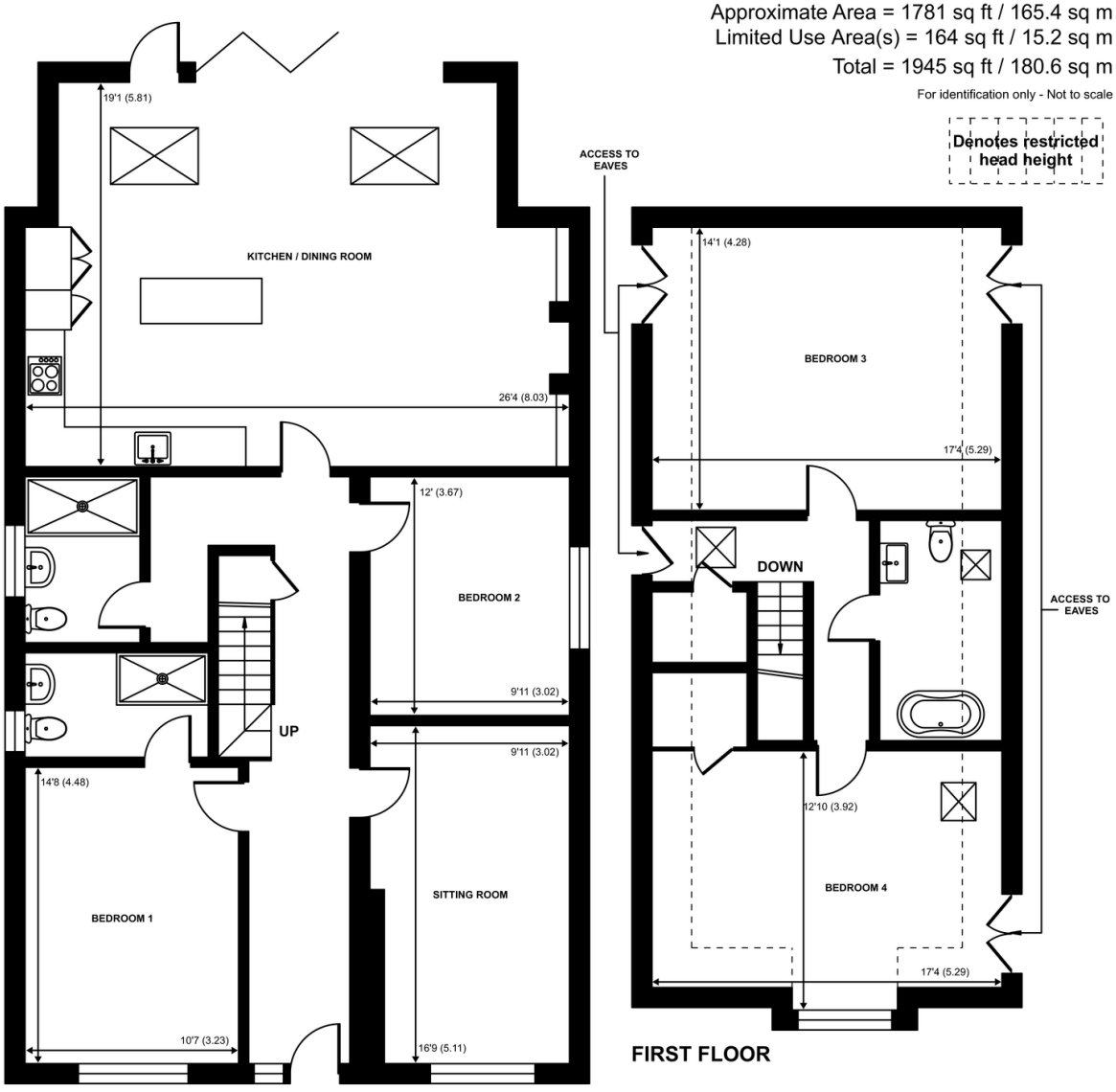




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Approximate Area = 1781 sq ft / 165.4 sq m
Limited Use Area(s) = 164 sq ft / 15.2 sq m
Total = 1945 sq ft / 180.6 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST 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: 1512971

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Reference: CWB260279

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