

CURCHODS



133 Church Road

Byfleet, Surrey, KT14 7NF

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Guide Price £500,000

Freehold



A beautifully presented four-bedroom home offering bright, well-proportioned accommodation arranged over three floors.

The ground floor features a generous sitting room with an attractive fireplace, opening into a superb conservatory that provides a light-filled dining space with direct access to the garden. The well-appointed kitchen offers an excellent range of cabinetry and workspace, while a downstairs cloakroom completes this level.

The first floor provides two comfortable bedrooms together with a versatile fourth bedroom, ideal for use as a study, nursery or occasional guest room, alongside a modern family bathroom. The second floor is devoted to an impressive principal bedroom with its own en-suite bathroom, creating a wonderfully spacious and private retreat.

Outside, the enclosed rear garden combines a patio with lawn and established planting, providing an attractive setting for outdoor dining and relaxation. To the front, off-street parking adds further convenience. Ideally located within walking distance of Byfleet village centre, local shops and schools, the property is offered to the market with no onward chain.



EPC C | Council Tax Band E

Key Features

- Beautifully presented four-bedroom home arranged over three floors
- Spacious sitting room with attractive feature fireplace
- Light-filled conservatory opening directly onto the rear garden
- Impressive principal bedroom with en-suite bathroom
- Off street parking
- Enclosed rear garden with patio, lawn and established planting
- Walking distance of Byfleet village centre, local shops and schools
- Excellent transport links including Byfleet & New Haw station, A3 and M25
- Offered to the market with no onward chain

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.



Approximate Area = 1305 sq ft / 121.2 sq m

Limited Use Area(s) = 80 sq ft / 7.4 sq m

Shed = 46 sq ft / 4.2 sq m

Total = 1431 sq ft / 132.8 sq m

For identification only - Not to scale

Denotes restricted head height



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 to Curchods. REF: 1523122

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Reference: CWB260301