

CURCHODS



## 60 Dawson Road

Byfleet, Surrey, KT14 7JE

**2 Bedrooms | 1 Bathroom | 2 Reception Rooms**

**Offers in Excess of £450,000**

Freehold



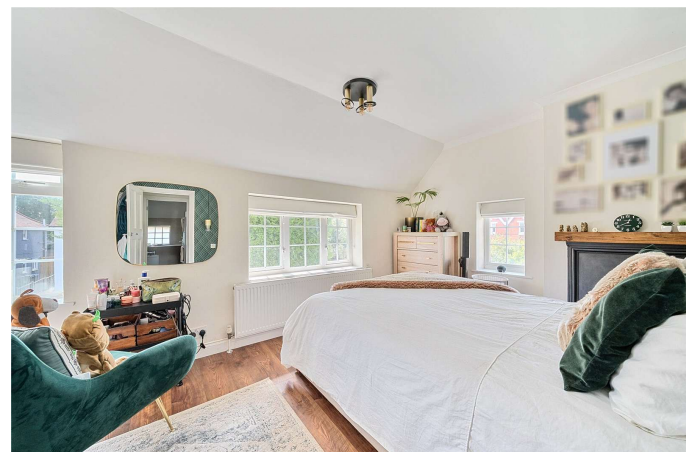
A beautifully presented two-bedroom home offering a stylish and surprisingly spacious interior of approx. 888 sq ft.

The ground floor has a wonderfully sociable feel, with a generous sitting room flowing through to a bright conservatory/dining area overlooking the garden. A dual-aspect wood-burning stove creates an attractive focal point, while the contemporary kitchen/ breakfast room provides excellent space for everyday dining.

Upstairs are two well-proportioned bedrooms with fitted storage, complemented by a smart modern bathroom featuring both a bath and separate shower.

Outside, the landscaped rear garden has been thoughtfully designed for low-maintenance enjoyment, with an attractive seating area and useful powered shed, while a block-paved driveway provides off-street parking.

Further potential is offered by planning permission previously granted in 2021 for a single-storey side and rear extension, which has since expired.




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**EPC E | Council Tax Band C**

## Key Features

- Beautifully presented semi-detached two-bedroom home
- Spacious, flowing ground floor accommodation
- Bright conservatory overlooking the garden
- Contemporary kitchen/breakfast room
- Stylish bathroom with bath and separate shower
- Off-street parking and planning permission to extend
- Popular Byfleet location, walking distance to station and Brooklands Retail Park
- Handy for the M25 and A3
- Close to many well-regarded schools

## Location

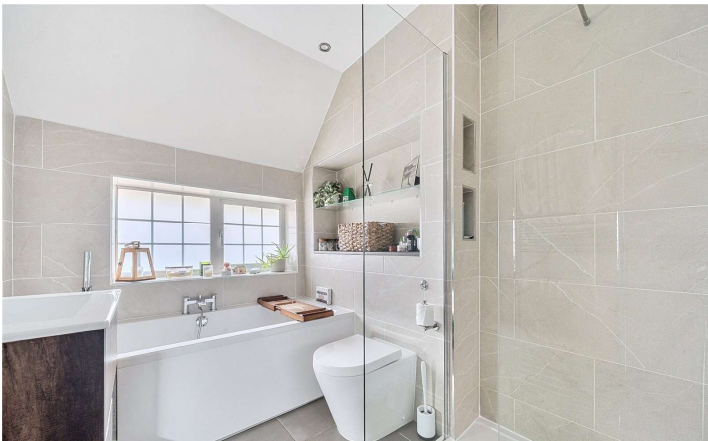
Ideally located in the heart of Old Byfleet village, this charming home enjoys easy access to a range of local amenities, including the excellent shopping facilities at Brooklands with Marks & Spencer and Tesco.

Byfleet & New Haw train station is within walking distance and West Byfleet train station is within easy reach with fast trains to London Waterloo in under 30 minutes.

Perfectly positioned for commuters, with the M25 and A3 nearby providing swift connections to Heathrow and Gatwick airports. The area is also well served by highly regarded schools, making it an ideal location for families.

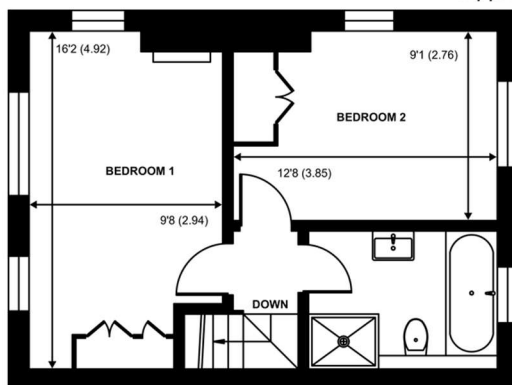
## Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Heating supply is gas and the boiler was last serviced in December 2025. Previously approved planning permission in 2021 for a single storey side and rear extension. (Woking Council - PLAN/2021/0035)

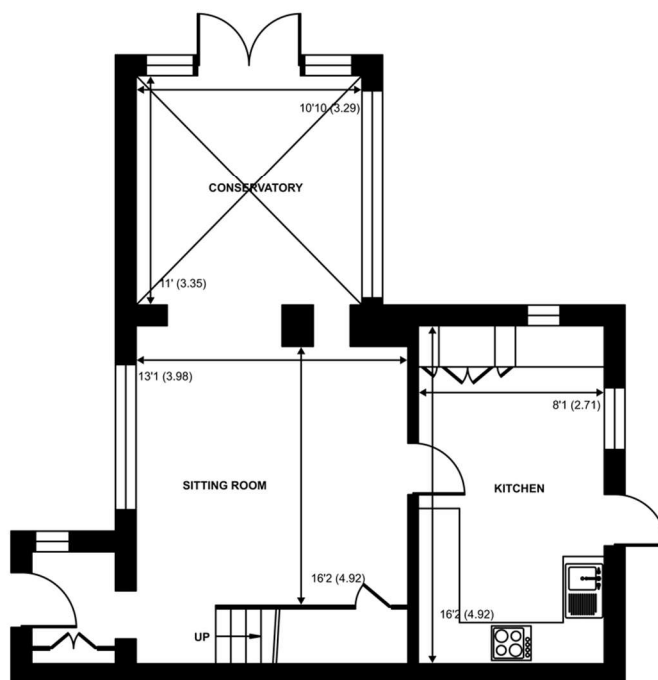


Approximate Area = 888 sq ft / 82.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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 by Curchods. REF: 1504400

01932 350011 | [west-byfleet@curchods.com](mailto:west-byfleet@curchods.com)  
56 Station Approach, West Byfleet, Surrey, KT14 6NE

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Reference: CWB260260