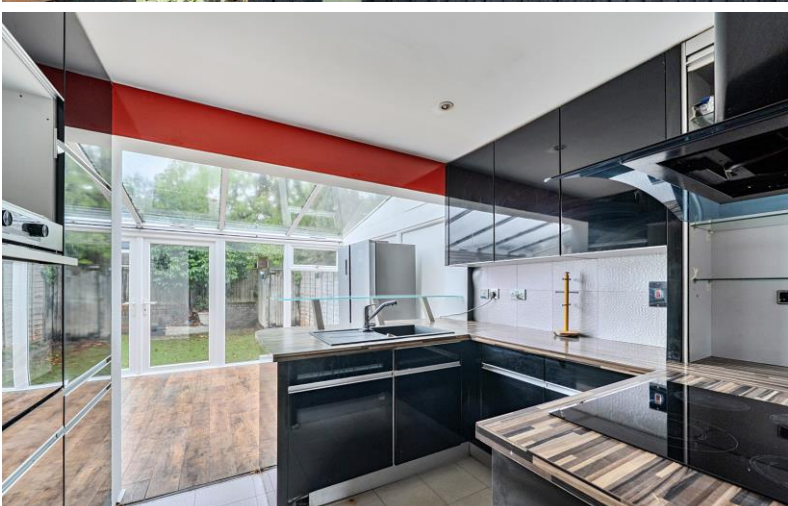


CURCHODS



2 Fosse Way

West Byfleet, Surrey, KT14 6BG

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Guide Price £450,000

Freehold



A spacious three-bedroom family home offering versatile accommodation and excellent potential, complemented by a private, low-maintenance rear garden and garage. The ground floor features an impressive 24ft sitting/dining room, providing generous space for both relaxation and entertaining. To the rear, a contemporary kitchen with sleek gloss cabinetry and integrated appliances opens into a substantial conservatory, creating a wonderfully light and airy additional living space with French doors onto the garden. A downstairs cloakroom completes the ground floor accommodation.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, together with a family bathroom featuring a corner bath.

Outside, the enclosed rear garden is designed for easy maintenance, with artificial lawn and established planting providing a pleasant setting for outdoor relaxation.

To the front, a useful brick-built outbuilding houses the gas boiler and provides practical storage space. A further advantage is the separate garage, conveniently situated in the block directly opposite the property, offering secure parking or valuable additional storage.

Offering generous living space and scope for further improvement, this property presents an excellent opportunity for families and buyers alike.



EPC C | Council Tax Band D

Key Features

- Spacious Three-Bedroom Family Home
- Impressive 24ft Sitting/Dining Room
- Contemporary Kitchen with Integrated Appliances
- Substantial Conservatory Overlooking the Garden
- Downstairs Cloakroom
- Principal Bedroom with Fitted Wardrobes
- Private, Low-Maintenance Rear Garden
- Separate Garage Conveniently Located Directly Opposite the Property
- Useful Brick-Built Outbuilding Housing Boiler and Providing Storage

Location

Fosse Way is wonderfully located in the heart of West Byfleet providing access to all of its important amenities.

There is a train station providing a fast and frequent service to London Waterloo in under 30 minutes. The M25 and A3 are also easily accessible providing important links to both Heathrow and Gatwick Airport.

Within the area there are many popular local schools, health clubs, countryside walks and challenging golf courses.

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Traditional construction with gas central heating. Boiler last serviced June 2026. There is a £490pa service charge for the maintenance of the communal gardens and garage roofs. Garage parking and residents' permit parking available at £88 per year for the first permit, £108 for the second and £138 for each additional permit.

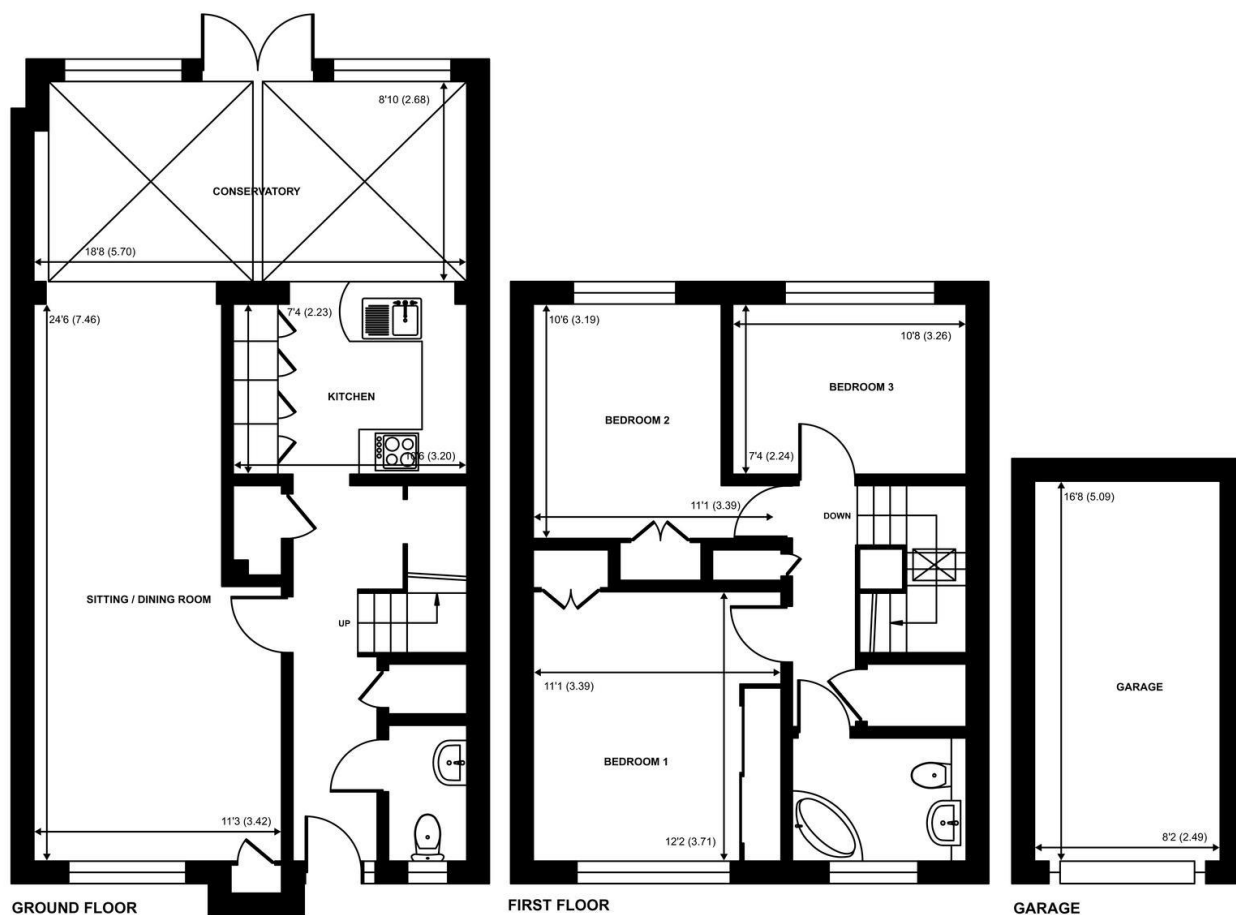


Approximate Area = 1119 sq ft / 103.9 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1255 sq ft / 116.5 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: 1530512

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Reference: CWB180100

