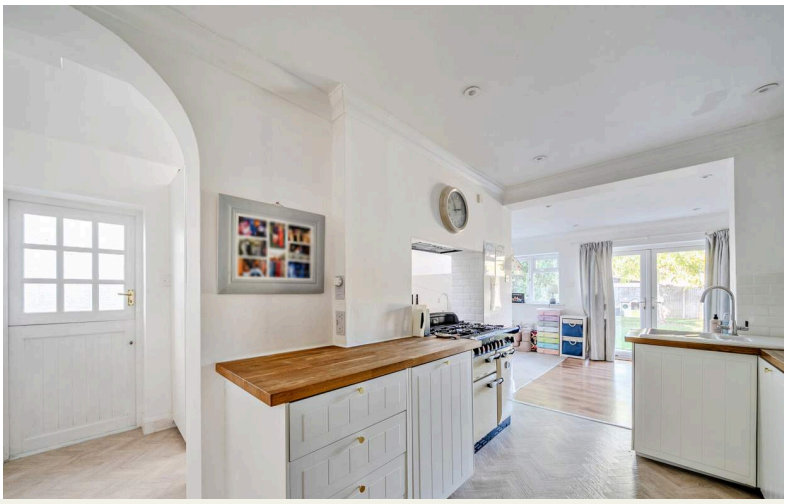
CURCHODS







18 Hollies Avenue

West Byfleet, Surrey, KT14 6AJ

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Guide Price £850,000

Freehold



Ideally situated just moments from the heart of West Byfleet village, with its excellent selection of shops, highly regarded schools for all ages and mainline railway station, this attractive four-bedroom home offers spacious and versatile accommodation, combining an abundance of traditional character with the convenience of modern-day living.

The property opens into a welcoming and spacious entrance hall, leading through to a cosy front lounge, featuring an attractive fireplace and charming bay window. A further reception room provides an additional space to relax, flowing seamlessly into an impressive dining and family room which wraps around to the well-appointed kitchen, creating a wonderful environment for both everyday family life and entertaining.

The kitchen is complemented by a useful open utility area, offering excellent flexibility and potential to accommodate a second kitchen if required. This area also provides access to a ground floor cloakroom and separate shower room. Completing the ground floor is an integral garage, with the added convenience of internal access from the lounge.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from an attractive bay window, while the remaining bedrooms are served by a beautifully appointed family bathroom and a separate WC.

Throughout, the home has clearly been cherished and well maintained by its current owners, retaining many appealing period characteristics, including high ceilings, solid walls and a wonderful sense of traditional charm, whilst incorporating the comforts required for modern-day living.

Externally, the property benefits from ample off-street parking to the front, leading to the integral garage, alongside gated side access to the rear garden. The garden is particularly well maintained, predominantly laid to lawn and complemented by an extensive paved patio and attractive raised flower borders. This provides a lovely setting for outdoor dining, entertaining or simply enjoying the warmer months.





Key Features

- Four well-proportioned bedrooms
- Front sitting room with bay window
- Renovated throughout by our clients
- Open plan kitchen/family room across the rear
- Downstairs WC
- Walking distance to West Byfleet village and mainline station
- Ideal for local well-regarded schools
- Handy for the M25 and A3

Location

Hollies Avenue is ideally located for the train station at West Byfleet which provides a frequent service to London Waterloo, making it perfect for the commuter.

Within the area there are many schools, both private and state.

The A3 and M25 are also easily accessible for important links to both Heathrow and Gatwick airports.

Locally there is a huge choice of country and riverside walks.

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals.

EPC E | Council Tax Band F







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Approximate Area = 1571 sq ft / 145.9 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1706 sq ft / 158.4 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: 1548012

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