



Homes of Distinction



WEST BYFLEET

Sheerwater Road, West Byfleet, Surrey, KT14

A Refined Family Lifestyle of Space, Elegance and Convenience in the Heart of West Byfleet.

This impressive five-bedroom, three-bathroom individually built family home offers the perfect balance of space and convenience, set just a short stroll from West Byfleet village and its mainline station. Nestled on a generous plot, the property provides both privacy and scope for family life, and is being offered with NO ONWARD CHAIN, making it a rare opportunity in this sought-after location.

Step inside to an impressive entrance hall, flowing seamlessly to a striking galleried landing that immediately conveys a sense of scale and sophistication. The home boasts four beautifully proportioned reception rooms, ideal for hosting dinner parties, enjoying quiet family evenings, or creating a bespoke home office or study. The kitchen/breakfast room, offers space for casual dining. A handy utility room adds to the practicality, while the five generous bedrooms and three well-appointed bathrooms provide comfort and flexibility for family and guests alike.

Externally, the property makes a statement with its large frontage and ample off-street parking, leading to a detached double garage. The mature garden provides a peaceful backdrop for outdoor entertaining, summer barbecues, or simply enjoying the tranquillity of this charming location. Combining space, style, and lifestyle, this home is perfectly suited to families seeking both convenience and a touch of luxury.


Council Tax Band H
EPC Rating D
Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

West Byfleet is a charming and well-connected Surrey town, perfectly balancing tranquil surroundings with everyday convenience. The village centre offers an appealing mix of high-street brands, independent boutiques, cafés, and a Waitrose supermarket, all just moments from the property. West Byfleet mainline station provides fast and frequent services to London Waterloo, making it ideal for commuters, while the nearby A3 ensures easy access by car to major routes and surrounding towns. West Byfleet is also renowned for its excellent selection of both state and independent schools, making it a highly desirable location for families seeking quality education within a peaceful yet well-connected setting. For a broader choice of shopping, dining, and leisure facilities, Woking lies approximately three miles away, and the historic county town of Guildford—around nine miles distant—offers an array of cultural and recreational venues including G Live, The Electric Theatre and The Yvonne Arnaud Theatre. The area's picturesque countryside provides a wealth of opportunities for walking, cycling and horse riding, with scenic canals and open green spaces such as Pyrford Common close at hand. Golf enthusiasts are equally well catered for, with prestigious courses including The Wisley, Wentworth and Queenwood nearby, alongside local clubs in Pyrford, West Byfleet and New Zealand.





ACCOMMODATION & SPECIFICATION

- ❖ Elegant five-bedroom, three-bathroom family residence
- ❖ Impressive entrance hall and stunning galleried landing
- ❖ Four versatile reception rooms
- ❖ Kitchen/breakfast room complemented by a practical utility room
- ❖ Generously sized bedrooms and three bathrooms
- ❖ Expansive frontage with ample off-street parking for family and guests
- ❖ Detached double garage providing secure storage or workspace
- ❖ Within a short walk of West Byfleet village and mainline station
- ❖ Offered with no onward chain



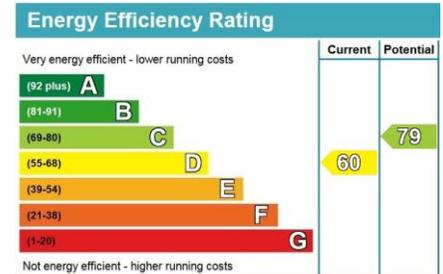
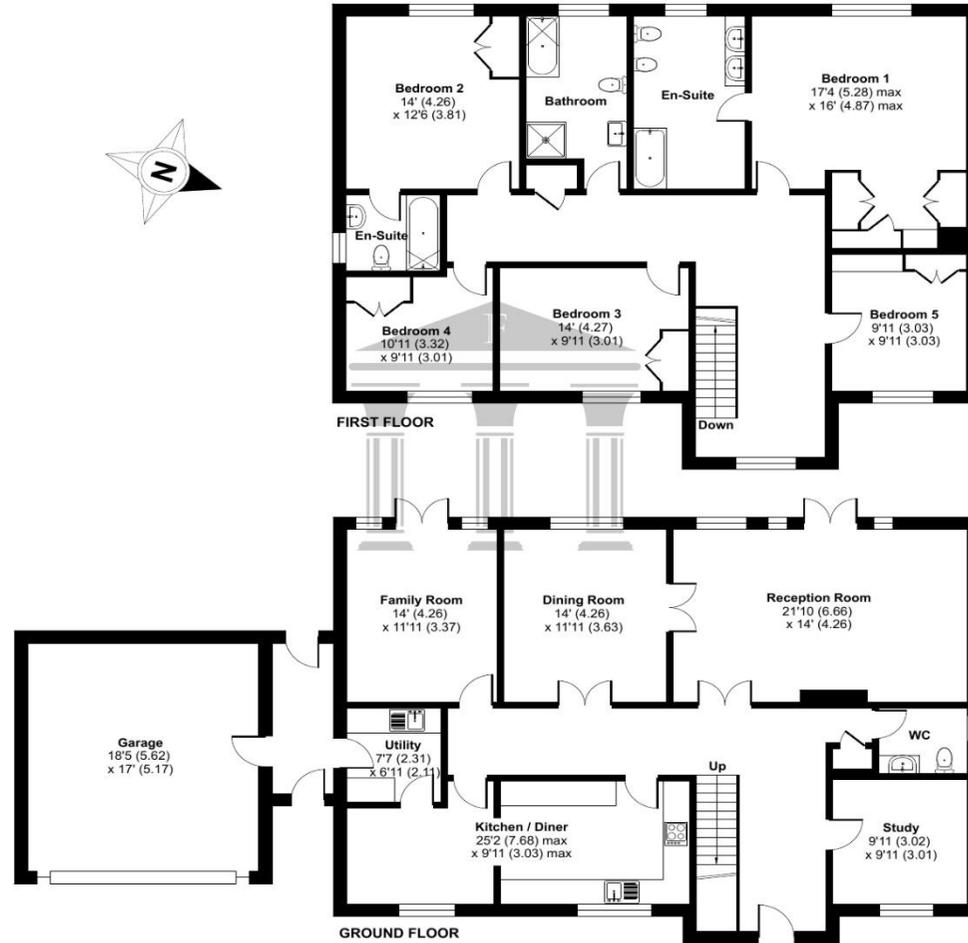
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Approximate Area = 2834 sq ft / 263.2 sq m

Garage = 313 sq ft / 29 sq m

Total = 3147 sq ft / 292.2 sq m

For identification only - Not to scale





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www.foundationsofwoking.com

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.