



2 Birchdale Close  
West Byfleet | Surrey | KT14 6QA

 FINE & COUNTRY



# 2 BIRCHDALE CLOSE

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Set in a quiet cul-de-sac in one of West Byfleet's most desirable areas is this stunning four bed, three bathroom home.











## Accommodation summary

At the front of the house there is plenty of off street parking as well as a garage, The wide entrance hallway has a cloakroom as well as plenty of bespoke storage space for shoes and coats. Off to the side is a full length triple zoned living space with French doors at the rear section leading out onto the garden. On the other side is another reception, currently used as a study. The large L-shaped kitchen and dining area has a great array of cabinetry and modern appliances and a central island. The dining area has a lantern ceiling and doors leading out onto a good sized private garden that is mostly laid to lawn. Off the kitchen is a utility area with more cabinetry and a door leading to the integral garage

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Upstairs there are four bedrooms. The principal suite has an en-suite, dressing area and doors that open up with a Juliet balcony overlooking the garden. The large second bedroom also has an en-suite and bedrooms three and four share a Jack and Jill bathroom.

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This all makes for a beautifully designed, idyllic family home set in a fantastic location close to the park shops and transport. The house also has the potential ability to extend further (subject to planning consents) should you need the additional space.

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**Tenure:** Freehold | Council Tax Band: G | EPC Rated: D

#### **Services, Utilities & Property Information**

Utilities – Mains gas, sewage, water and electricity.

Tenure - Freehold

Property Type – Detached

Construction Type - Standard Brick & Tile

Council Tax - Woking

Council Tax Band - G

Parking – Ample off street parking

Mobile phone coverage - 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Superfast FTTP Broadband connection available- we advise you to check with your provider.

#### **Viewing Arrangements**

Strictly via the vendors sole agents Fine & Country Guildford, Woking and Cranleigh, on Tel Number +44 (0)1483 600 844

#### **Website**

For more information Fine & Country Guildford, Woking and Cranleigh  
<https://www.fineandcountry.co.uk/guildford-woking-and-cranleigh-estate-agents>

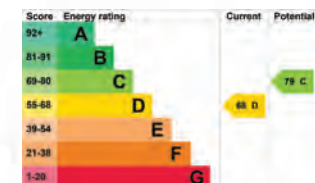
#### **Opening Hours:**

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



## Birchdale Close, West Byfleet

Total Area 2,422 Sq ft / 225 sq m  
 Ground Floor Area 1328 Sq ft / 123 sq m  
 First Floor Area 920 Sq ft / 85 sq m  
 Garage: 174 sq ft / 16 sq m  
 Fireplace: 8 sq ft / 0.5 sq m Walls: 170 sq ft / 15 sq m



Ground Floor



Garage  
8'7" x 20'3"



First Floor



The Property  
Ombudsman



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information; buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 13.01.2026

**FINE & COUNTRY**









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I have been working in property, both locally and internationally for over 20 years, which has given me an in-depth and holistic knowledge of how the property market works. I understand the persistence and intricacies that are often required to enable a transaction to complete, especially at the luxury end of the market.

I ensure that I lead my clients openly and conscientiously through this process, striving to exceed their expectations.



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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