



9, Bentley Place York Close, Byfleet

Guide Price £625,000

🛏️ 0 🚿 0 🚗 0



We are pleased to offer this contemporary three-bedroom townhouse situated in a central Byfleet location, providing generous living space across three levels.

The ground floor comprises a spacious modern kitchen/dining area and family space, fully fitted with integrated appliances and room for both seating and dining furniture. French doors lead out to the rear garden, making it ideal for hosting and entertaining. Underfloor heating runs throughout the ground floor, which also includes a cloakroom and internal access to the garage.

On the first floor there is a bright family lounge overlooking the garden, alongside the principal bedroom featuring an en-suite shower room. The top floor hosts two additional bedrooms and a modern family bathroom.

Further advantages include its position within a quiet cul-de-sac, ample off-street parking, excellent road connections to the M25 and A3, and close proximity to Brooklands Retail Park and local amenities in Byfleet.



Approximate Area = 1424 sq ft / 132.2 sq m
 Limited Use Area(s) = 21 sq ft / 1.9 sq m
 Garage = 136 sq ft / 12.6 sq m
 Outbuilding = 26 sq ft / 2.4 sq m
 Total = 1607 sq ft / 149.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Simpsons Estate Agents & Curchods. REF: 1280392

- Modern three-bedroom townhouse
- Spacious layout over three floors
- French doors to private rear garden
- Main bedroom with en-suite
- Integral garage & ample parking
- Central Byfleet location
- Contemporary kitchen/diner with appliances
- Underfloor heating on ground floor
- Two further bedrooms & family bathroom
- Quiet cul-de-sac with great road links

