CURCHODS







25 Petersham Avenue

Byfleet, Surrey, KT14 7HU

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Guide Price £700,000

Freehold



This beautifully presented and substantially extended family home offers almost 1,900 sq ft of versatile accommodation, perfectly suited to modern living. The standout feature is the impressive open-plan kitchen, dining and family room, flooded with natural light from large roof lanterns and bi-fold doors opening onto the garden. A stylish central island creates the ideal space for entertaining and everyday family life.

The ground floor accommodation includes a spacious sitting room, a versatile snug/fifth bedroom, utility room and an impressive principal bedroom suite with en-suite shower room, making it ideal for multi-generational living, guests or those seeking single-level accommodation. A cloakroom completes this floor.

Upstairs are three further well-proportioned bedrooms, including a guest bedroom with en-suite, alongside a contemporary family bathroom.

Outside, the landscaped rear garden enjoys a large patio, pergola-covered seating area and level lawn, creating an ideal setting for outdoor entertaining. To the front, a generous driveway provides ample off-street parking. Conveniently located in Byfleet, the property is within easy reach of local amenities, schools and transport links.





EPC D | Council Tax Band E

Key Features

- Stunning open-plan kitchen, dining and family room
- Five bedrooms including ground floor principal suite
- Principal bedroom with en-suite shower room
- Separate snug/fifth bedroom for flexible living
- Landscaped rear garden with pergola seating area
- Generous driveway parking and utility room
- Conveniently located for local schools, amenities and transport links

Location

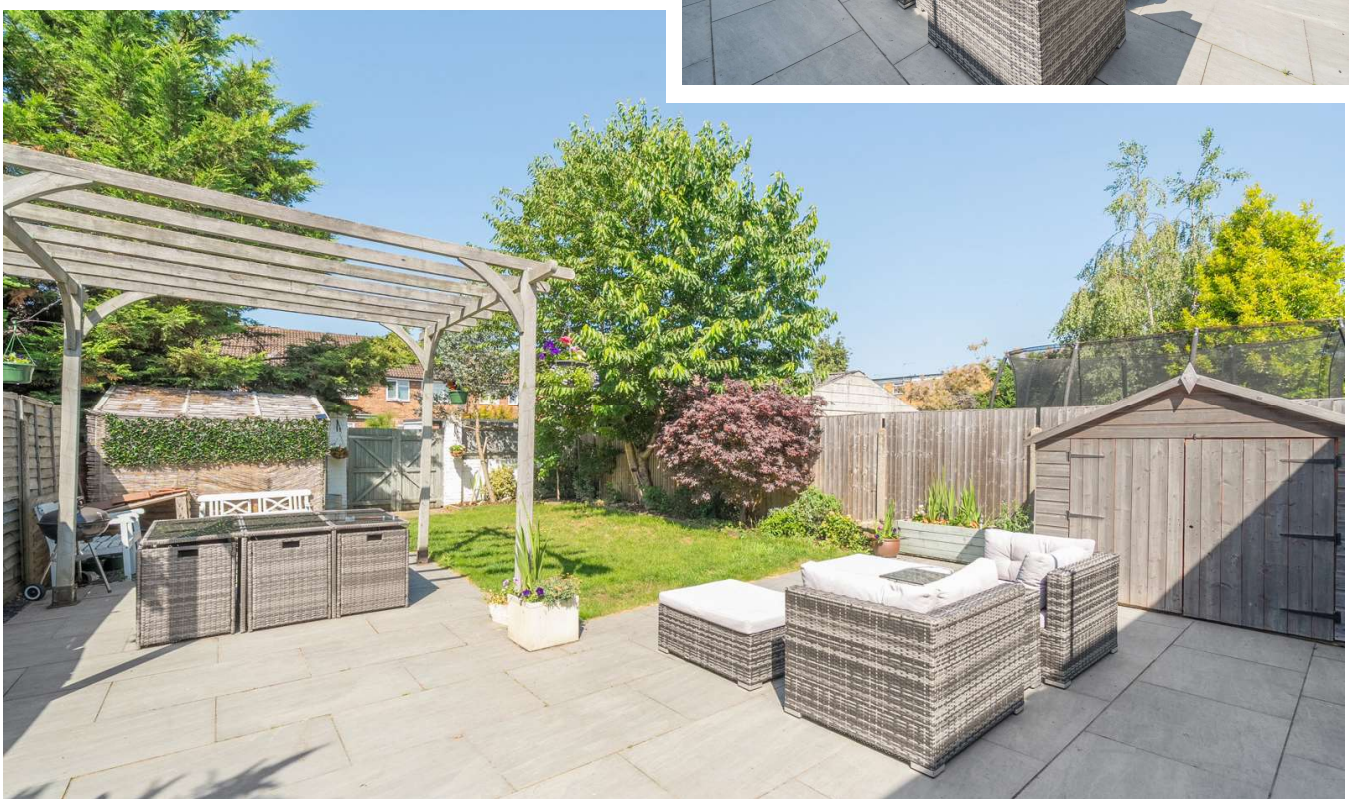
Perfectly positioned for convenience, the property enjoys easy access to the heart of Old Byfleet and Byfleet & New Haw mainline station, offering direct services to London Waterloo. Everyday shopping needs are exceptionally well catered for, with Brooklands Retail Park nearby providing an extensive range of retailers including Marks & Spencer, Tesco, TK Maxx and Lidl. For commuters, the A3 and M25 are readily accessible, offering excellent road connections to London, Heathrow and Gatwick airports. The area is also renowned for its selection of highly regarded state and independent schools, making it a particularly attractive location for families.

Additional Information

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



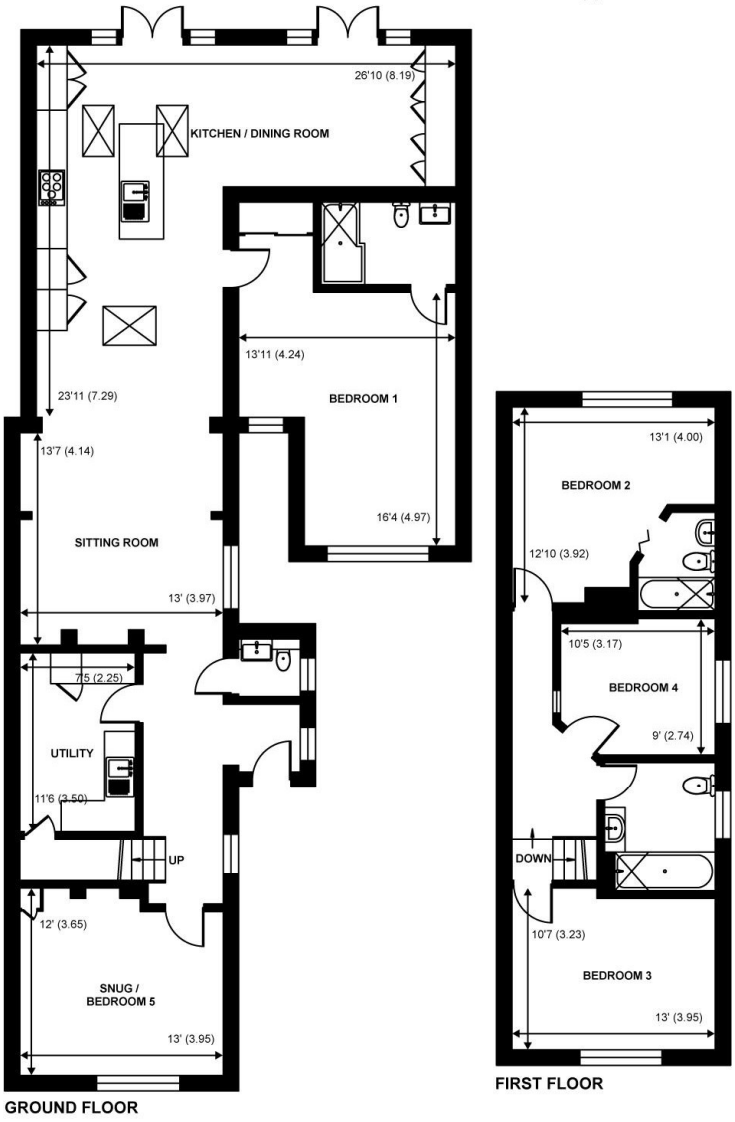




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Approximate Area = 1859 sq ft / 172.7 sq m

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: 1477876

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