

CURCHODS



71 Petersham Avenue

Byfleet, Surrey, KT14 7HY

3 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £500,000

Freehold



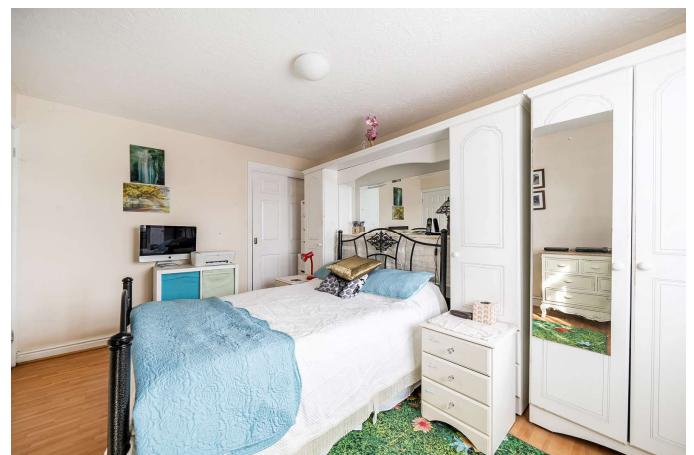
A well-proportioned three-bedroom family home offering approximately 1,034 sq ft of accommodation and a particularly generous ground floor layout.

At the heart of the property is an impressive 17ft sitting/dining room, providing ample space for both comfortable seating and a full-size dining table, with an attractive feature fireplace creating a natural focal point.

The separate kitchen is fitted with an extensive range of cabinetry and leads from the entrance hall, while the sitting/dining room opens into a substantial conservatory, extending the living accommodation and providing direct access to the rear garden.

A downstairs cloakroom completes the ground floor. Upstairs are three bedrooms, including two generous doubles, together with a modern family bathroom.

Outside, the enclosed rear garden offers a broad paved terrace, lawned area and useful timber shed, creating an excellent space for outdoor dining and relaxation.



EPC E | Council Tax Band D

Key Features

- Well-proportioned three-bedroom family home
- Approximately 1,034 sq ft of accommodation
- Impressive 17ft sitting/dining room with feature fireplace
- Generous conservatory opening directly onto the rear garden
- Well-appointed separate kitchen with excellent storage
- Two generous double bedrooms plus a versatile third bedroom
- Family bathroom and convenient downstairs cloakroom
- Enclosed rear garden with paved entertaining terrace and timber shed

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.

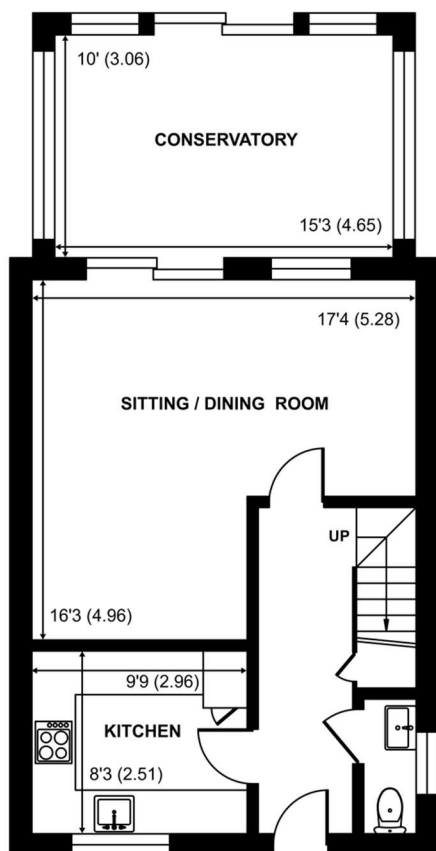
Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Traditional build. Heating supply is gas.

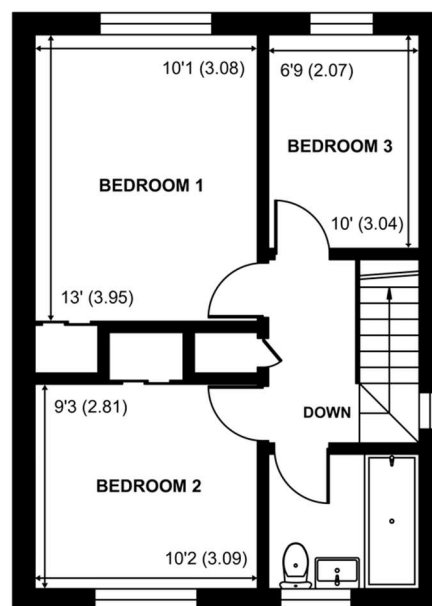


Approximate Area = 1034 sq ft / 96 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1524057

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Reference: CWB260287

