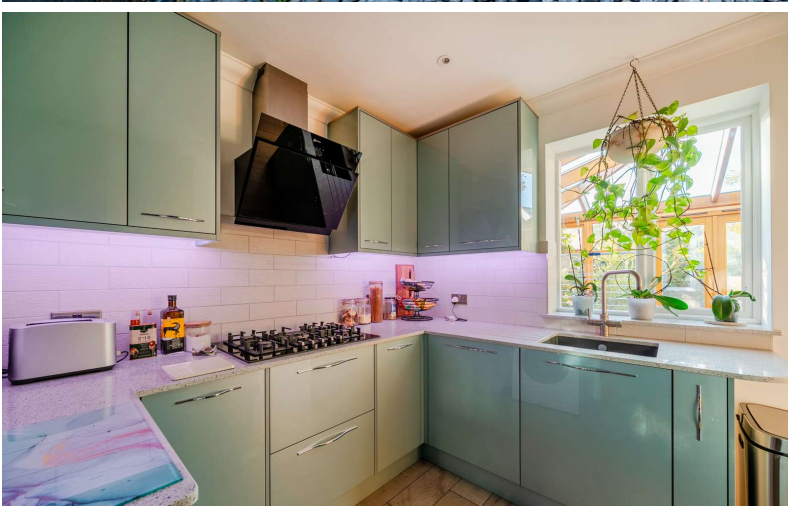


CURCHODS



35 Caillard Road

Byfleet, Surrey, KT14 7JA

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Guide Price £490,000

Freehold



An attractive three-bedroom end-of-terrace home offering well-presented and versatile accommodation, complemented by a delightful garden, outdoor office and off-street parking.

The ground floor features a spacious sitting room with an attractive fireplace, a contemporary fitted kitchen with stylish cabinetry and a modern family bathroom. A particular highlight is the beautiful conservatory/dining room with a glazed roof and French doors providing a wonderful space for dining, relaxing and enjoying views of the garden throughout the year. Upstairs are three bedrooms, including a generous principal bedroom.

Outside, the established south-facing garden provides a charming setting for outdoor entertaining, with a paved seating area, mature planting and a substantial outbuilding incorporating a dedicated home office and separate storage.

Ideally situated in the popular village of Byfleet, this appealing home combines comfortable family living with excellent practicality and flexibility, particularly for those working from home.



EPC D | Council Tax Band C

Key Features

- Attractive Three-Bedroom End-of-Terrace Home
- Spacious Sitting Room with Feature Fireplace
- Contemporary Fitted Kitchen and Modern Family Bathroom
- Beautiful Conservatory/Dining Room with Glazed Roof and French Doors
- Established South Facing Garden with Outdoor Office and Separate Storage
- Off-Street Parking

Location

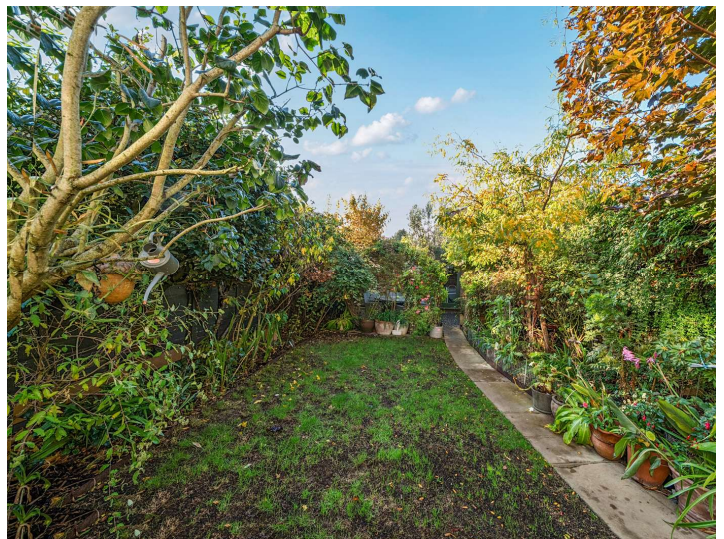
Ideally located in the heart of Old Byfleet village, this charming home enjoys easy access to a range of local amenities, including the excellent shopping facilities at Brooklands with Marks & Spencer and Tesco.

Byfleet & New Haw train station is within walking distance and West Byfleet train station is within easy reach with fast trains to London Waterloo in under 30 minutes.

Perfectly positioned for commuters, with the M25 and A3 nearby providing swift connections to Heathrow and Gatwick airports. The area is also well served by highly regarded schools, making it an ideal location for families.

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Heating source is gas. Boiler last serviced in 2025. Shared driveway.

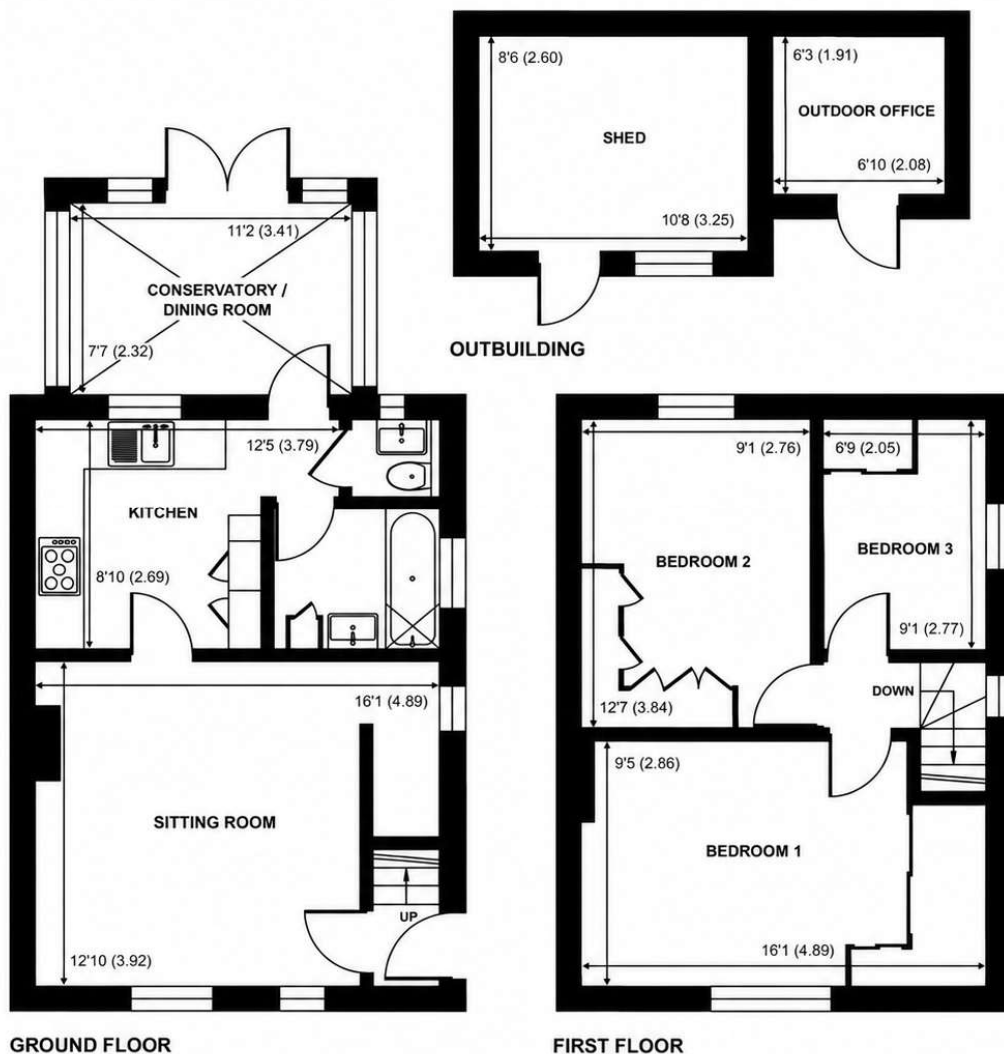


Approximate Area = 818 sq ft / 75.9 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 952 sq ft / 88.3 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 to Curchods. REF: 1537164

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Reference: CHD252765