CURCHODS







# 41 Eden Grove Road

Byfleet, Surrey, KT14 7PH

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

## Guide Price £450,000



Situated in a popular residential area of Byfleet, this charming three-bedroom semi-detached character home offers a wonderful blend of period charm and modern convenience.

The property features a well-proportioned reception room and a stylish conservatory, providing versatile living and entertaining space, alongside a modern fitted kitchen and contemporary bathroom. Upstairs, there are three bedrooms, making the home ideally suited to families, first-time buyers or those looking for additional space.

Outside, the rear garden enjoys a sunny aspect, providing an ideal setting for relaxing, entertaining or enjoying outdoor dining during the warmer months.





## Key Features

- Lovely character three bedroom semi-detached house
- Spacious lounge with exposed wood flooring
- Modern kitchen and downstairs bathroom
- Stylish conservatory with lovely garden views
- Sunny aspect with large garden store
- Central location ideal for all local amenities
- Close to local schools
- Handy for the M25, A3, London Heathrow and Gatwick airports

## Additional Information

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

EPC D | Council Tax Band C

## Location

Eden Grove Road is ideally located in the heart of Byfleet village and is extremely convenient for all the local shops as well as many popular local schools. It is also ideal for Brooklands retail park which includes Marks and Spencer's and Tesco's.

Byfleet and New Haw train station as well as West Byfleet are also extremely handy making it ideal for the commuter, with London Waterloo accessible in under 30 minutes.

The property is perfectly located for both the M25 and A3 which gives convenient access to both Heathrow and Gatwick airports.

For buyers looking for a central location for amenities this will be hard to beat.

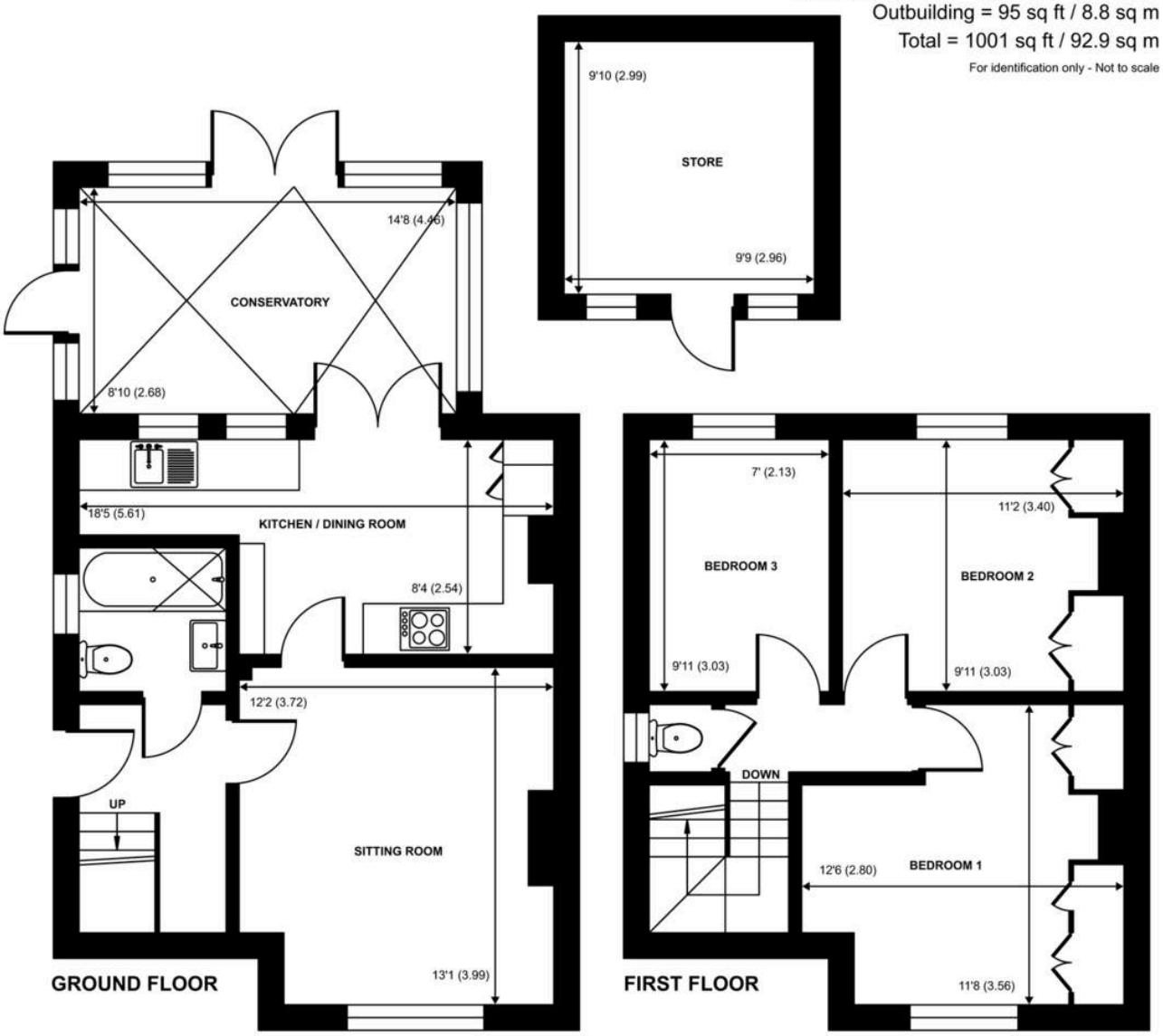






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Approximate Area = 906 sq ft / 84.1 sq m
Outbuilding = 95 sq ft / 8.8 sq m
Total = 1001 sq ft / 92.9 sq m
For identification only - Not to scale




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: 1541226


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