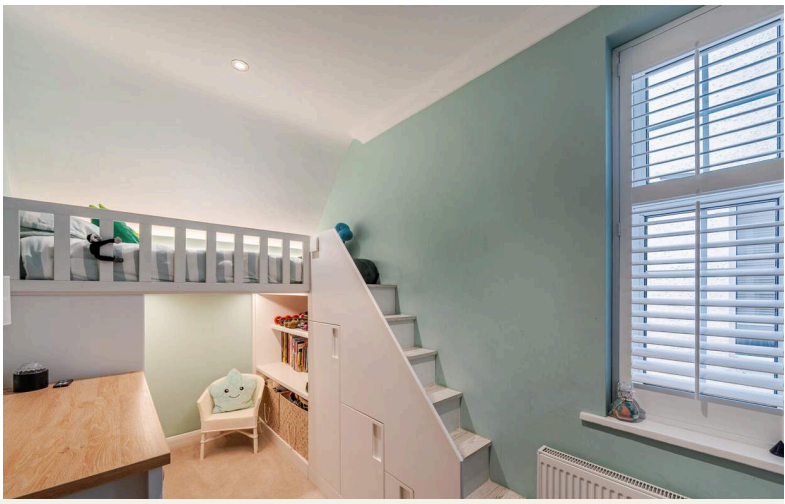
CURCHODS







# 28 Birchwood Road

West Byfleet, Surrey, KT14 6DW

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

## Guide Price £550,000

Freehold



A beautifully presented three-bedroom Edwardian semi-detached home, originally built in 1911, which has been thoughtfully extended and transformed by the current owners to create an exceptional family home. Combining the charm and character of its Edwardian heritage with contemporary design and high-quality finishes, this impressive property offers stylish and well-appointed accommodation throughout.

Upon entering, the property immediately impresses, with a welcoming front reception room providing a lovely space to relax. To the rear, the owners have created a stunning extended kitchen/diner, undoubtedly the heart of the home, offering a fantastic space for both everyday family living and entertaining. The kitchen/diner has been finished to an exceptional specification, with the extension creating a wonderful sense of space and a seamless environment for modern living.

Further ground floor accommodation includes a separate utility room and a convenient downstairs cloakroom/WC. Upstairs, there are three well-proportioned bedrooms, complemented by a spacious family bathroom.

The current owners have clearly invested considerable time and attention to detail, resulting in a home finished to an outstanding standard, with a wonderful balance of period character and modern-day living.

Externally, the property benefits from a private driveway providing off-street parking for two vehicles, adding further practicality to this already appealing home.





## Key Features

- Three spacious bedrooms
- Stunning kitchen/diner to the rear with French doors onto the rear garden
- Four-piece family bathroom
- Driveway parking for two vehicles
- Utility room and downstairs W/C
- Walking distance of West Byfleet train station
- Handy for the M25, A3, London Heathrow and London Gatwick Airports

## Location

Birchwood Road is ideal for local shops, schools and West Byfleet train station making it great for the commuter.

Both the M25 and A3 are easily accessible providing links to Heathrow and Gatwick airports.

Brooklands Retail Park is a short drive away with a comprehensive range of shops including Marks & Spencer, Tesco, TK Maxx and Lidl, as is Woking Town Centre with its popular theatre, train station, shops and restaurants.

## Additional Information

Our client has advised the property has mains drainage, water, electricity and mobile and broadband signals. Situated in a conservation area. TPO on one Oak tree in the rear garden. The property is in a designated flood risk area although the property has never flooded before or since vendors took possession.

EPC F | Council Tax Band D







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Approximate Area = 1374 sq ft / 127.6 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). Produced for Simpsons Estate Agents ta Curchods. REF: 1541995

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