CURCHODS







51 Caillard Road

Byfleet, Surrey, KT14 7JA

3 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £425,000

Freehold



Situated in a popular residential road in Byfleet, this attractive three-bedroom home offers well-proportioned accommodation arranged over two floors, extending to approximately 765 sq ft, together with the added benefit of a particularly large rear garden.

The ground floor comprises an entrance hall leading through to a spacious sitting/dining room, providing an excellent area for both relaxing and entertaining. To the rear of the property is a separate fitted kitchen, offering a practical and well-defined cooking space.

On the first floor, there are three bedrooms, comprising two good-sized double bedrooms and a further single bedroom, making the property ideal for couples, young families or those requiring additional home-working space. The accommodation is completed by a family bathroom, fitted with a bath, separate shower enclosure, wash hand basin and WC.

Externally, one of the property's real highlights is the large rear garden, offering excellent outdoor space for families, entertaining and enjoying the warmer months.





Key Features

- Three well-proportioned bedrooms
- Large private rear garden
- Potential to extend STPP
- Contemporary fitted kitchen and modern fitted bathroom
- Walking distance of Byfleet & New Haw train station
- Handy for local schools, M25, A3, London Heathrow and London Gatwick

Location

Ideally located in the heart of 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.

EPC D | Council Tax Band D



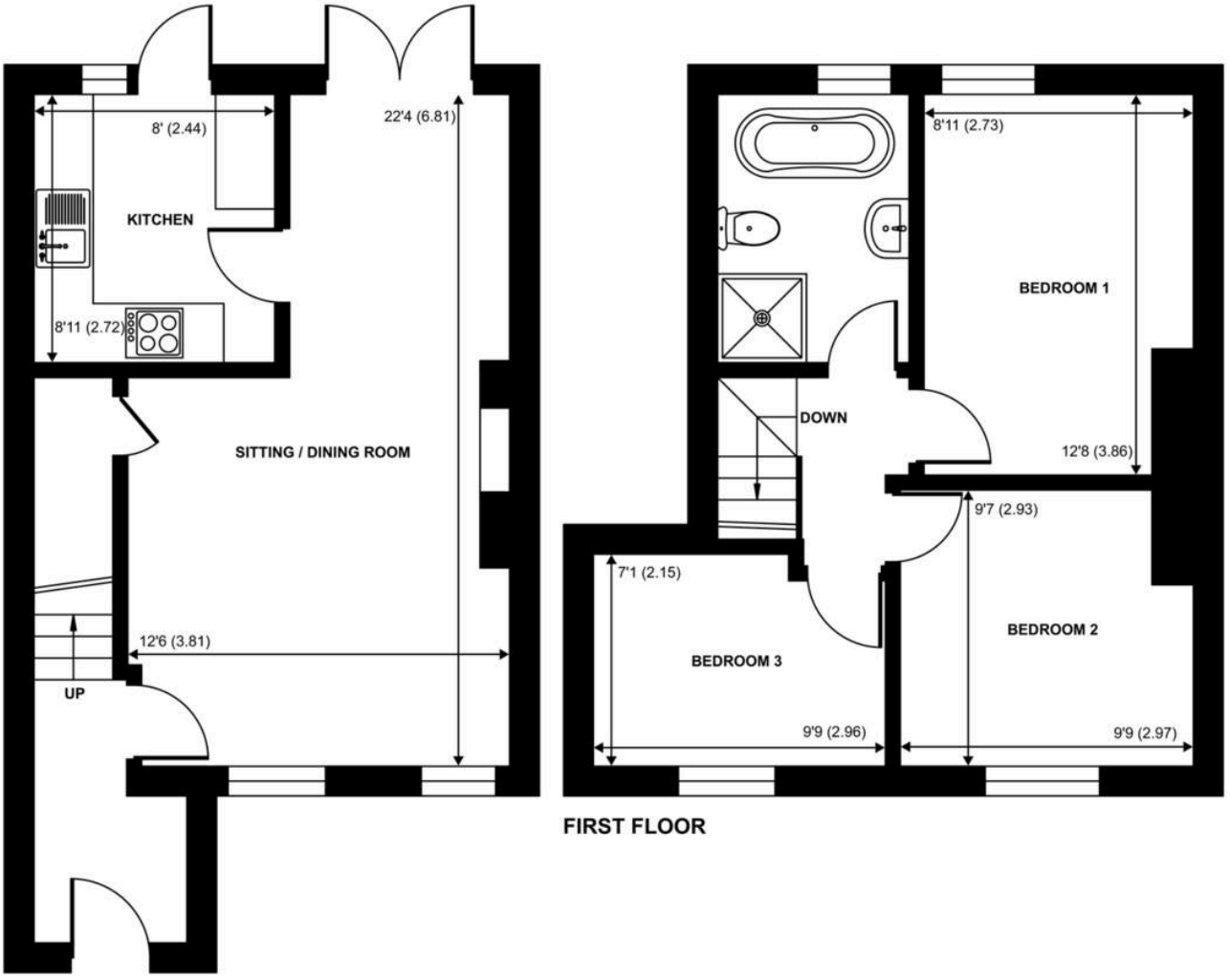




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Approximate Area = 765 sq ft / 71 sq m

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: 1541874

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