



# Eden Grove Road, Byfleet, KT14

Guide Price £250,000

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Situated in a popular residential cul-de-sac in the heart of Byfleet, this well-presented two bedroom ground floor maisonette offers bright, well-proportioned accommodation extending to approximately 621 sq ft (57.71 sq m), ideal for first-time buyers, or investors alike.

The property is accessed via its own private entrance leading into a central hallway with useful built-in storage cupboards. To the front, the spacious living room (15'4 x 12'5) enjoys a pleasant outlook and provides ample space for both seating and dining, making it a comfortable and versatile main reception area.

The fitted kitchen (11'9 x 8'1) is arranged in a practical U-shape with a good range of wall and base units, generous worktop space and room for appliances. A window above the sink allows for plenty of natural light, creating a bright and functional cooking space.

There are two bedrooms: a generous principal bedroom (15'4 x 9'6) with space for wardrobes and additional furniture, and a second bedroom (8'1 x 7'0) ideal as a child's room, home office or guest bedroom. The bathroom is fitted with a white suite comprising panelled bath with shower over, wash hand basin and WC.

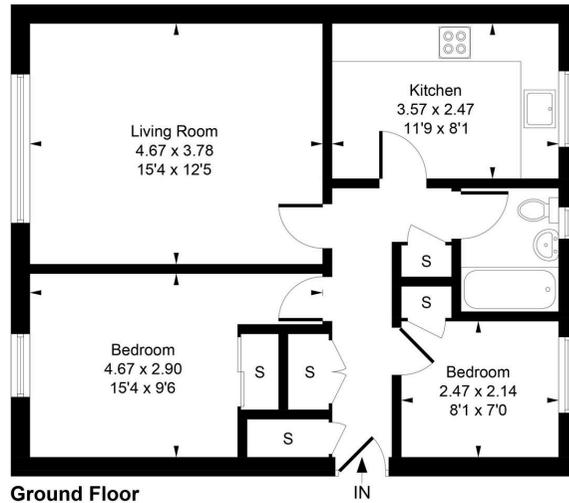
Externally, the property benefits from access to communal grounds to the rear, with lawned areas and space for outdoor seating.

Eden Grove Road is conveniently positioned for local shops, schools and amenities in Byfleet Village, with excellent transport links including nearby Byfleet & New Haw mainline station providing services into London Waterloo, as well as easy access to the A3 and M25.

Offered in good order throughout, this charming ground floor maisonette represents a superb opportunity to acquire a comfortable and conveniently located home in a sought-after Byfleet location.



Approximate Gross Internal Area  
57.71 sq m / 621 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Ground floor two bedroom maisonette
- Spacious living room with dining area
- Two well-proportioned bedrooms
- Private entrance with internal storage cupboards
- Access to communal rear gardens
- Approx. 621 sq ft / 57.71 sq m
- Modern fitted kitchen with ample storage
- Modern family bathroom with shower over bath
- Double glazing and gas central heating
- Convenient location close to Byfleet Village and station

