





Caillard Road, Byfleet, KT14

Guide Price £470,000

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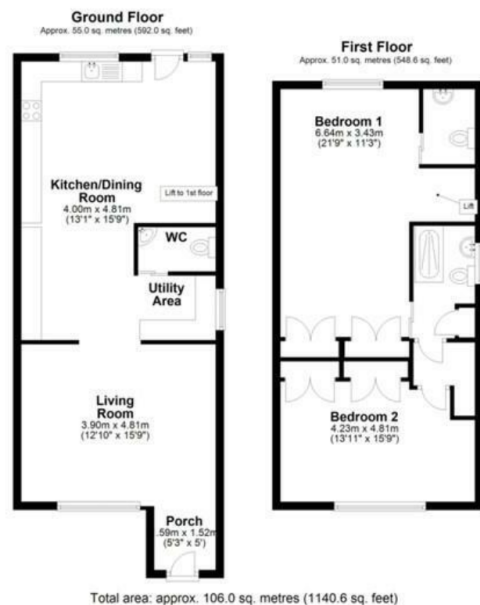
This immaculate, recently refurbished property is perfect for a young family looking to upsize. Extended to provide additional living space, it offers flexibility and the potential to be easily converted into a three-bedroom home. Thoughtfully designed with accessibility in mind, the house features a high-spec internal lift, wide pocket doors, and seamless Karndean flooring throughout, blending modern style with practical functionality. Conveniently located near Brooklands retail park, the A3, M25, and a mainline station with direct links to London Waterloo, it is ideally positioned for both commuting and family life.

The ground floor boasts a spacious entrance hall leading to a bright and airy lounge with large windows, fitted shutter blinds, and a Daikin air conditioning/heating unit. The extended, contemporary kitchen is equipped with high-spec integrated appliances, ample storage, and a striking purple gloss splashback, with space for dining and access to the low-maintenance rear garden. A utility room and generously sized cloakroom add to the practicality of the home.

Upstairs, the master suite features lift access, built-in wardrobes, and a private en-suite, while the second bedroom is a spacious double with additional fitted storage. The adapted family bathroom includes a low-level shower and thoughtful design touches.

The rear garden is private and low-maintenance, with a mix of patio and astro turf, plus versatile outbuildings including a powered summer house/office and a large workshop. Off-street parking for two cars, side access, and additional storage complete this exceptional property, offering comfort, style, and convenience for a growing family.





- Sought-After Location
- Recently Extended & Refurbished
- Two Double Bedrooms - Could Change To Three Bedrooms Within The Existing Floor Space
- Spacious Open Plan Kitchen / Dining
- Wheelchair Friendly With Lift
- Two Modern Bathrooms
- Immaculate Condition Throughout
- Private Rear Garden & Brick Built Outbuilding
- Driveway
- Air-Conditioning Throughout

