



**BYFLEET**

**£225,000**

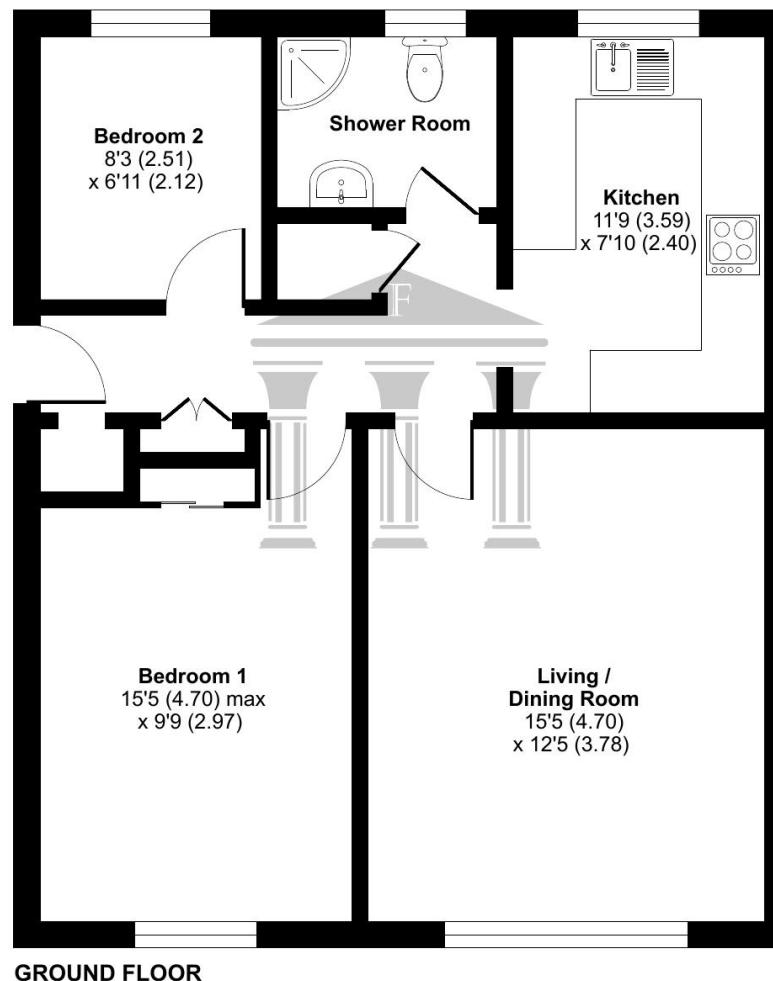
**This two double bedroom ground floor maisonette is offered to the market with NO ONWARD CHAIN.**



# Eden Grove Road, Byfleet, KT14

Approximate Area = 627 sq ft / 58.2 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). © nchecom 2025.  
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## Eden Grove Road, Byfleet, Surrey, KT14

- Two double bedroom ground floor maisonette
- Spacious reception room with communal garden views
- Ideal for first-time buyers or investors
- Residents parking bays
- Cul-de-sac location
- Offered with NO ONWARD CHAIN

This two double bedroom ground floor maisonette offered to the market with NO ONWARD CHAIN. The accommodation comprises a spacious reception room with views overlooking the communal garden, a kitchen, and a bathroom, providing well-proportioned living space.

While the property would benefit from some modernisation, it presents an excellent opportunity for buyers to personalise. Its practical layout and setting make it an appealing choice for both first-time buyers and investors alike.

Ideally positioned within a quiet cul-de-sac, the property further benefits from residents' parking bays and is offered to the market with NO ONWARD CHAIN, ensuring a straightforward purchase process.

Byfleet is a charming community steeped in rich history, revolving around its beloved Village Hall, which serves as the vibrant heart of numerous village activities, hosting a diverse array of clubs, classes, and special events. The timeless allure of The Blue Anchor and The Plough pubs endures, complemented by an assortment of shops and services that breathe life into the village's delightful ambience. The surrounding towns offer a wealth of leisure opportunities, including idyllic river walks along the Manor House, where one can ponder the echoes of jousting knights, regal monarchs, enchanting mistresses, and poetic souls who have traversed these paths throughout history. Adventurous spirits can embark on scenic bike rides along the picturesque towpaths of the Thames and the Wey. Meanwhile, Brooklands, the pioneering world's first motor racing circuit and aerodrome established in 1907, now houses the Brooklands Museum, Mercedes Benz World, and a bustling shopping centre, featuring extended hours at Marks & Spencer's, Tesco Extra, a convenient fuel station, Lidl, and Curry's, making Byfleet a dynamic and historically rich destination for residents and visitors alike.

Council Tax Band C - EPC Rating C

Leasehold: 90 years remaining (09.2025) – Ground rent £10 PA – Service charge £632 PA



