



13 Ferney Road, Byfleet, Surrey, KT14 7AL

Price Guide £475,000

- Three double bedroom end terraced family home
- Integral garage with light and power
- Spacious kitchen
- Large lounge
- Sunny garden

13 Ferney Road, Byfleet KT14 7AL

Larger than average, three double bedroom family home with large lounge, integral garage with light and power, good size kitchen and sunny garden.

This lovely home benefits from being in a quiet Cul de sac and close to Byfleet and New Haw Station. Byfleet Primary school, Marks and Spencers and Tesco are a short walk away.



Council Tax Band: D



Front garden

Well maintained front garden mostly laid to lawn with patio area, off street parking for 1 car, access to the garage via up and over door, built in exterior storage cupboard, external light and wood front door with obscured glass leading to the hallway.

Hallway

Welcoming hallway with tile floor, radiator, thermostat, central ceiling light and door leading to kitchen.

Kitchen

Well designed spacious kitchen with a range of matching eye and base level cupboards, formica worktop and tiled splash back. Four burner gas hob, electric oven, extractor fan and space for washing machine and tall fridge/freezer. Double glazed window with fitted blinds overlooking the front garden situated above a stainless steel sink and drainer. Central ceiling light, Glow worm boiler and tiled floor.

Lounge

Light and bright lounge with double glazed window and further patio doors leading to the garden. Gas fireplace (not in use) situated on a granite hearth, radiator, two central ceiling lights and laminate floor.

Garage

Integral garage with light and power and internal door leading off the hallway. Potential to covert to utility room/office or dining room. S.T.P.P

Stairs and Landing

Carpeted staircase with white wood handrail leading to the first floor and landing. Storage cupboard housing the water tank, central ceiling light, access to the loft and white wood doors leading to the bedrooms and bathroom.

Master bedroom

Situated at the rear of the property, this generous size room benefits from a wall of mirrored wardrobes, large double glazed window, radiator, laminate flooring and central ceiling light.

Bedroom Two

Similar size to the master with a large double glazed window overlooking the rear garden, laminate flooring, central ceiling light and radiator.

Bedroom Three

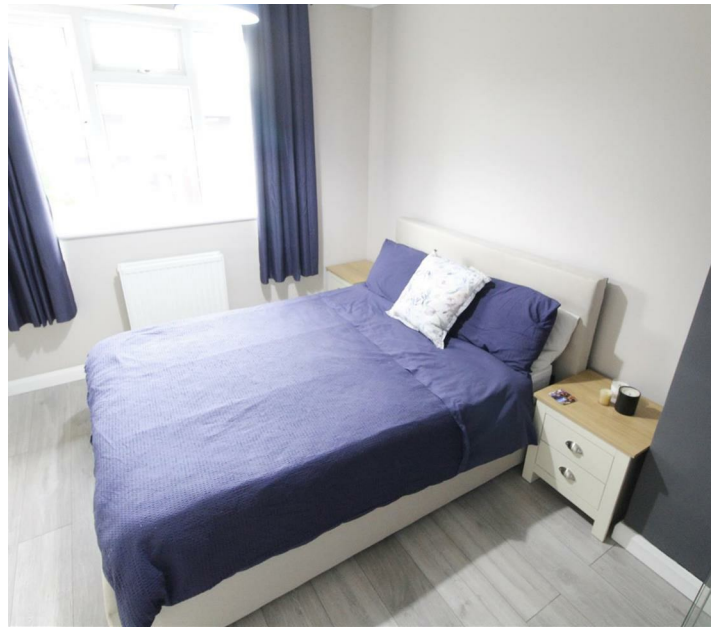
Similar size to the master and second bedroom, situated at the front of the property with a double glazed window, radiator, laminate flooring and central ceiling light.

Bathroom

Spacious bathroom with a white bathroom suite comprising of a panel bath, low level toilet, hand basin built into a vanity unit and separate tiled shower enclosure with thermostatic shower. Double glazed window with obscured glass, ceiling light, tiled floor and part tiled walls.

Garden

Easterly facing garden mostly laid to lawn with a sunny curved patio area leading off the lounge doors. Outside tap, seasonal flower beds, exterior light, wide footpath leading to a gate and front garden.







Directions

Leading off Chertsey Road that is linked with Parvis Road and Oyster Lane. Ferney Road is on the left hand side in a quiet residential cul de sac tucked away from the main roads.

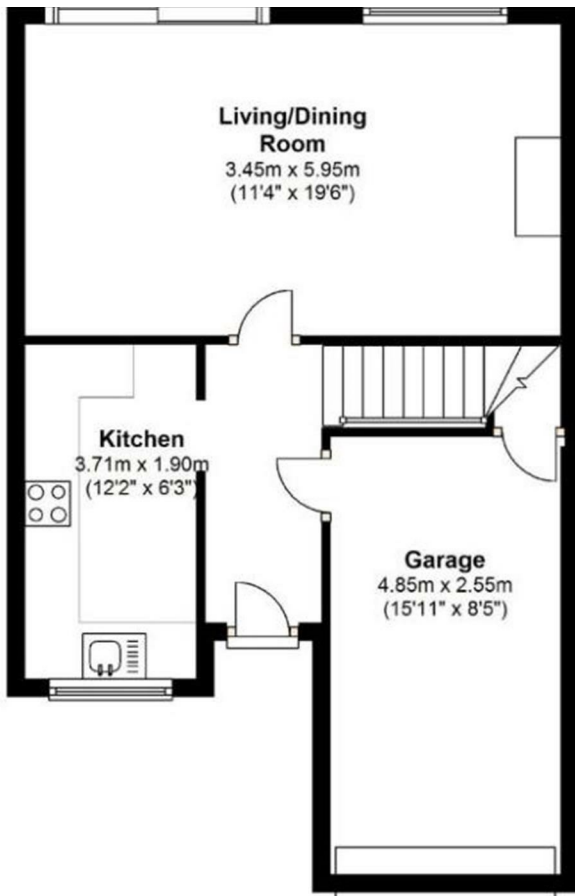
Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)

