



73 Fullerton Road, Byfleet, Surrey, KT14 7TB

Price Guide £469,950

- Three Bedroom Semi-Detached House
- South-Facing Extended Rear Garden
- Conservatory
- Redecorated Throughout
- Large Living/Dining room
- Driveway + Garage
- New Carpet
- Potential To Extend

# 73 Fullerton Road, Byfleet KT14 7TB

Spacious three bedroom semi-detached property with new carpet and has been recently redecorated throughout boasting an extended rear South-facing garden which benefits from stunning views over the Surrey Wildlife Trustland.



Council Tax Band: D



## INTRODUCTION

Fantastic location for families with St Marys and Byfleet primary school nearby and secondary schools accessed via local buses. Great for commuting with train links to London and Waterloo via Byfleet and New Haw Station and easy access onto A3 & M25.

Byfleet Village is a family friendly community that offers beautiful rural walks in the surrounding Surrey Wildlife Trustland, along the River Wey and the Basingstoke Canal. Parish Day is an annual event at the recreation ground along with other events on the village green. Also close by is Brooklands Park which is home to Marks & Spencer, Tesco, Lidl, Mercedes Benz World + Brooklands Hotel.

This property has been recently redecorated throughout and new carpet.

## ENTRANCE

Mostly laid to lawn front garden with established shrubs and shared driveway. Storm porch with a white, glass panelled front door leading into the open living/dining room.

## LIVING ROOM/DINING ROOM

Large light and bright living/dining room with front aspect double glaze window and sliding patio doors leading into the conservatory. Central ceiling lights with coving and dado rail. Carpet, two radiators, wall lights and ample electrical sockets.

## KITCHEN

White glass panel door leading into the kitchen, side aspect double glazed window above the composite matt black sink with drainer. There's a range of matching eye and base level cupboards dishwasher, washing machine and fridge/freezer. Central ceiling track light, vinyl floor and access through archway into conservatory.

## CONSERVATORY

Grand conservatory benefiting from being South-facing. New carpet, wall lights, radiator and ample electrical sockets. Side aspect double glaze brow window and double patio doors leading into the rear garden.

## STAIRS AND LANDING

Carpeted staircase with white wooden handrail leading to the first floor benefitting from a double glazed window with side aspect, loft access and doors leading to bedrooms and bathroom.

## BEDROOM ONE

Large double bedroom with front aspect double glaze window and custom built-in wardrobes. Carpet, radiator and central ceiling light.

## BEDROOM TWO

Generous size second bedroom with rear aspect double glazed window over looking the garden and benefiting from views over the acres of Surrey Wildlife Trustland. Carpet, radiator and central ceiling light.

## BEDROOM THREE

Single bedroom with front aspect double glazed window. Carpet, radiator and central ceiling light

## BATHROOM

White bathroom suite with a p-shaped bath with hot and cold mixer tap, curved glass shower screen and shower. Built in wash basin with hot and cold mixer tap and base unit with double cupboard. Dual flush wc, tiled floor, part tiled walls with mosaic border, shaver point and obscured double glazed window.

## GARDEN

A much larger than average South-facing garden. Extended with land acquired by it's current owner. Patio area with path leading to the side-garage door. Side gate to the driveway and rear gate leading out onto the acres of Surrey Wildlife Trustland.

## GARAGE

Garage with white up & over door with light and power.







## Directions

Parvis Road, Byfleet Head east on Parvis Rd/A245 towards Queens Ave. At the roundabout, take the 3rd exit onto High Rd. At the roundabout, take the 2nd exit onto Rectory Ln. Turn right onto Sanway Rd. Turn left to stay on Sanway Rd. Turn right onto Fullerton Rd. Turn left to stay on Fullerton Rd. Destination will be on the right.

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>48</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOT TO SCALE

