



56 Fullerton Road, Byfleet, KT14 7TB

Price Guide £485,000

- Extended three / four bedroom semi detached family home
- Two bathrooms including new shower room
- Private enclosed garden
- Excellent location for commuters
- Two reception rooms
- New kitchen
- Off street parking
- Potential to extend further

## 56 Fullerton Road, Byfleet KT14 7TB

Three/four bedroom family home with two bathrooms, large lounge, garage, shed and three double bedrooms.

Light and bright lounge/dining room that serves as the heart of the home, providing a warm and inviting atmosphere for relaxation and entertaining.



Council Tax Band: D





### Driveway

Blocked paved driveway offering parking for three cars.

### Entrance hall

Composite front door with glass panels leading to this spacious hallway. Vinyl light grey wood effect flooring, sensor light, radiator and door leading to kitchen, lounge and wet room/cloakroom.

### Wet room/cloakroom

Floor to ceiling tiled modern wetroom with electric shower, double glazed window with obscured glass, motion light, floating hand basin and low level toilet

### Lounge

Light and bright lounge/dining room with a large double glazed window overlooking the entrance and sliding patio doors leading to the garden. Chimney breast with opportunity to install a wood burner, two ceiling lights, radiators and carpet.

### Kitchen

Vast amount of white gloss eye and base level cupboards, wood effect work top, ceramic four burner hob with gas outlet behind, double oven/microwave, extractor fan, space for washing machine, slimline dishwasher and tall fridge freezer. Worcester combi boiler, track light, vinyl floor, white UPVC rear door, double glazed window situated above a black sink and drainer.

### Stairs

Carpeted staircase leading to the first floor and landing with access to the loft, side aspect double glazed window and doors leading to the bedrooms and bathroom.

### Master bedroom

Fantastic size master bedroom with built in wardrobes, carpet, double glazed window overlooking the entrance, radiator and central ceiling light.

### Bedroom two

Situated at the rear of the property this lovely double room benefits from carpet, radiator, central ceiling light and a double glazed window over looking the garden.

### Bedroom three

Created to utilise the two storey front extension with a small double bedroom, radiator, carpet and double glazed window. Door leading to a single room.

### Bedroom four

Designed to be flexible and part of bedroom three or an additional room for a study or small single. Double glazed side aspect window, radiator and carpet.

### Bathroom

White bathroom suite comprising of a low level toilet, bath with shower hose to mixer tap, basin on a pedestal, vinyl flooring, double glazed window with obscured glass, radiator and down lights .

### Garden

Well maintained garden mostly laid to lawn with a large patio area, footpath leading the rear garage door and a further shed at the bottom of the garden. Outside tap exterior sockets and side gate.

### Garage

Single garage with light and power, up and over door,

### PLAN/2017/1153

Planning permission permitted for a loft conversion, to include a dormer to the rear. The front extension has already been completed, leaving the loft conversion possible for the next home owner.

Erection of a two-storey front extension and a rear dormer. Insertion of two front roof lights and a second floor side window.









## Directions

Parvis Rd 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

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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

## Fullerton Road, Byfleet, West Byfleet, KT14

Approximate Area = 908 sq ft / 84.3 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1063 sq ft / 98.6 sq m

For identification only - Not to scale

