



5 Fullerton Way, Byfleet, KT14 7TD

Price Guide £600,000

- Four bedroom family home
- Modern en-suite to master bedroom
- Stunning views of the Surrey Wildlife Trustland
- Off street parking

5 Fullerton Way, Byfleet KT14 7TD

Located in the tranquil cul-de-sac of Fullerton Way, Byfleet, this charming semi-detached house offers a delightful family home with ample space and modern comforts. Spanning an impressive 1,251 square feet.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere. One of the standout features of this residence is its picturesque views of the Surrey Wildlife Trust land, offering a serene backdrop and a connection to nature right from your doorstep. The quiet surroundings provide a peaceful retreat from the hustle and bustle of daily life, making it an ideal setting for families and individuals alike.



Council Tax Band: D



Front driveway

Block paved driveway offering ample space for two cars and shared driveway leading to a further parking space and garage.

Entrance

Composite front door leading to the hallway with Amtico wood effect floor,, radiator, central ceiling light, Hive thermostat, understairs storage cupboard and doors leading to the lounge and kitchen.

Lounge/Dining room

Light and bright lounge benefitting from a full width double glazed window overlooking the entrance and patio doors leading to the garden. Wooden mantelpiece with gas fire, carpet, radiators, wall and ceiling lights. This generous size room offers space for a large dining table and chairs and separate lounge area.

Kitchen

Vast amount of matching eye and base level cupboards with formica worktop and tiled splashback. Five burner gas hob, extractor fan, gas double oven and space for; undercounter fridge and full size fridge/freezer. Side aspect double glazed window, wood effect vinyl floor, central ceiling light and archway to utility area.

Utility area

Dual aspect double glazed windows, stainless steel sink and drainer, formica worktop, tiled splashback and space for; washing machine, dishwasher and undercounter freezer. Radiator with cover, ceiling light, wood effect vinyl floor and double glazed door with obscured glass.

Stairs to first floor and landing

Carpeted staircase leading to the first floor and landing with white wooden handrail, side aspect double glazed window and doors leading to three bedrooms and the family bathroom.

Bedroom two

Large double bedroom situated at the front of the property with carpet, radiator, central ceiling light and double glazed window.

Bedroom three

Situated at the rear of the property, this lovely size double bedroom benefits from views of Surrey Wildlife Trustland and offers space for a King size bed, wardrobe and chest of drawers. Carpet, radiator, central ceiling light and built in cupboard housing the Vaillant combi boiler

Bedroom four

White pocket sliding door leading to the fourth bedroom which is currently being used as an office. Radiator, double glazed window overlooking the front entrance, central ceiling light and space for a single bed.

Bathroom

White bathroom suite comprising of a bath with Triton electric shower, hand basin on a pedestal and low level toilet. Part tiled walls, chrome heated towel rail, Amtico wood effect floor and double glazed window with obscured glass.

Stairs to second floor

Carpeted staircase with skylight leading to the Master bedroom and en-suite.

Master bedroom

Impressive Master bedroom with two large Velux windows with fitted blinds and a further double glazed window overlooking the Surrey Wildlife Trustland. Generous amount of built in wardrobes, down lights, carpet, radiator and door leading to the en-suite.

En-suite

Modern en-suite with a large curved shower cubicle, thermostatic shower, low level toilet and hand basin on a pedestal. Double glazed window with obscured glass, chrome heated towel rail, Amtico floor, down lights, extractor fan and shaving point.

Garden

Generous size garden mostly laid to lawn with footpath leading to shed and rear patio seating area appreciating the views of the Surrey Wildlife Trustland. Outside tap and side gate to shared driveway and garage.

Garage

Single garage with up and







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. Turn right onto Fullerton Way. Fullerton Way, Byfleet.

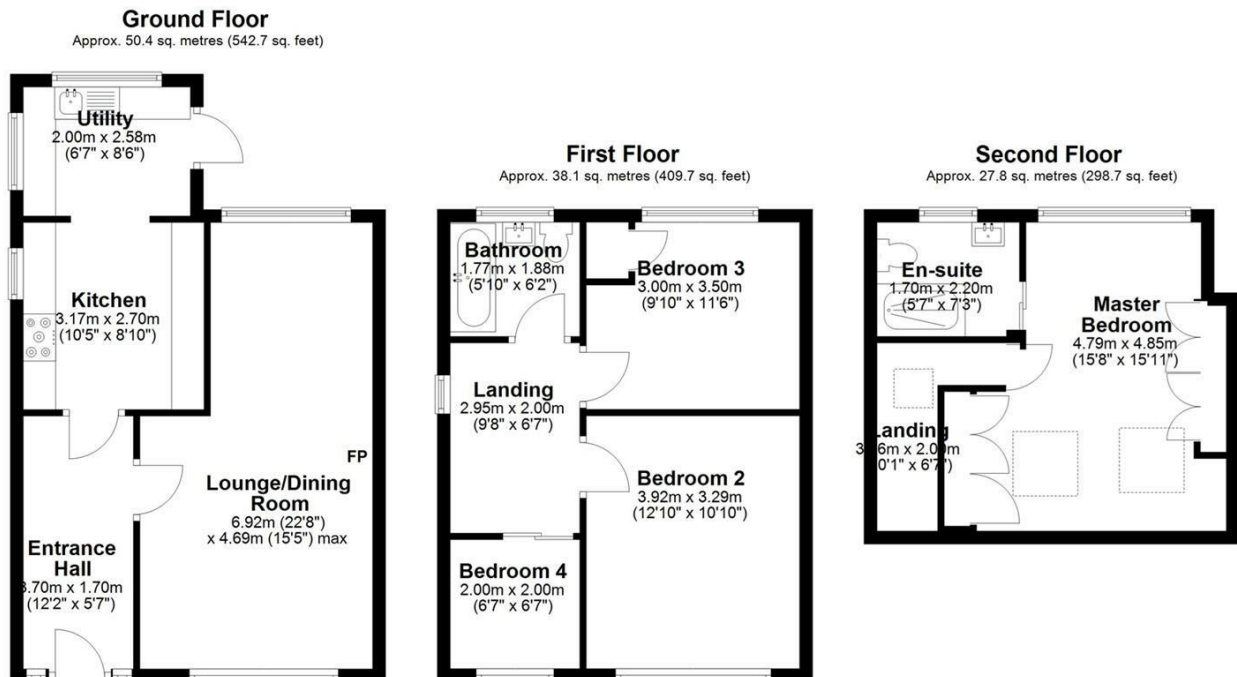
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 116.2 sq. metres (1251.2 sq. feet)