



Rutson Road
BYFLEET, KT14

yoodle®
Success and nothing less

Lovingly upgraded by the current owners, this three bedroom family home is situated in the heart of Byfleet with easy access to local amenities and schools making it ever popular with families.



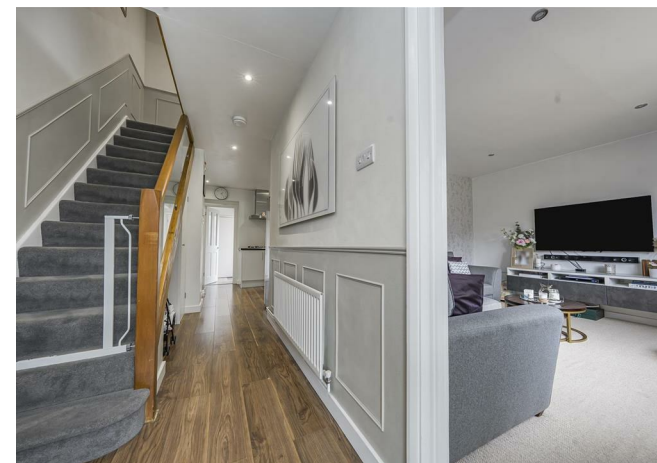
A beautifully presented three-bedroom semi-detached family home offering spacious and flexible living in a desirable residential area of Byfleet. This thoughtfully arranged home features modern interiors, generous room sizes, and excellent outdoor space, making it an ideal choice for families or professionals seeking comfort and convenience.

The ground floor begins with a useful entrance porch that opens into a welcoming central hallway. To the front of the property is a bright and spacious separate reception room, perfect for relaxing or entertaining. At the rear is a stylish open-plan kitchen and dining area, fitted with modern units and wooden flooring. Double doors from the dining space open directly onto a generous west-facing garden, creating a seamless indoor-outdoor living experience. The garden also benefits from a versatile outbuilding, currently used as a workshop with an additional toilet, providing a further utility or hobby space.

Upstairs, the property offers two well-proportioned double bedrooms and a third single bedroom, all with double glazed windows and built-in wardrobes or storage. The family bathroom is well-appointed with a contemporary suite, including a walk-in shower.

Externally, the property offers a private driveway with off-street parking for two vehicles, as well as a well-maintained front garden.

Nestled in the heart of Byfleet, a charming village in Surrey, the home enjoys a peaceful yet well-connected location. The Byfleet & New Haw railway station, approximately 1.7 miles away, provides regular services to London Waterloo, and its proximity to the M25 and A3 ensures excellent road links. Families will appreciate the selection of reputable schools nearby, along with easy access to local shops, green spaces, and community amenities.



RUTSON ROAD, BYFLEET, KT14 7ET

ASKING PRICE £490,000

Local Authority:

Council Tax Band: D

Furniture: null

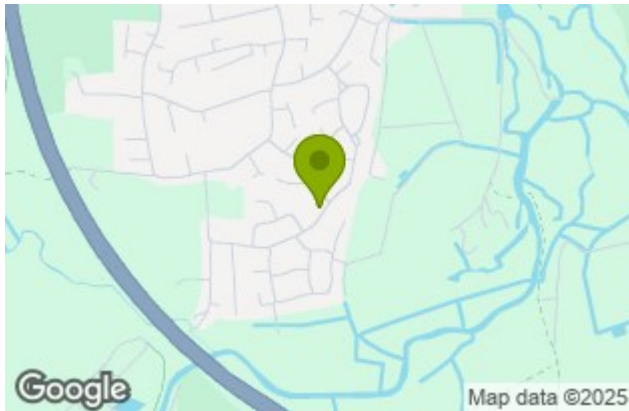
Parking:

Available Date:

TOTAL APPROX. FLOOR AREA 1051.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C	73		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current		Potential	
Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC			



Ruston Road KT14

Approximate Gross Internal Floor Area = 97.6 sq m / 1051 sq ft

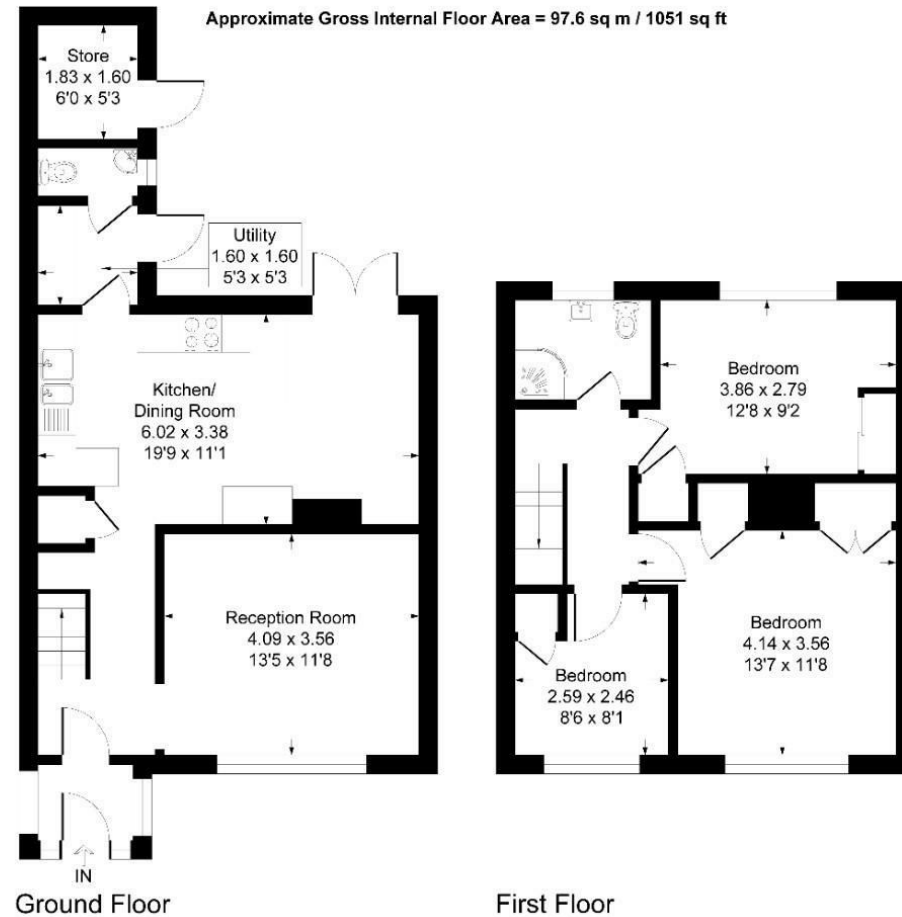


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

BUILDING 1, THE HEIGHTS, SURREY, KT13 0NY

01932 212 880

weybridge@yooodle.co.uk

yooodle.co.uk



yooodle[®]
Success and nothing less