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Fullerton Road, West Byfleet, KT14 7TB

Asking Price £539,950



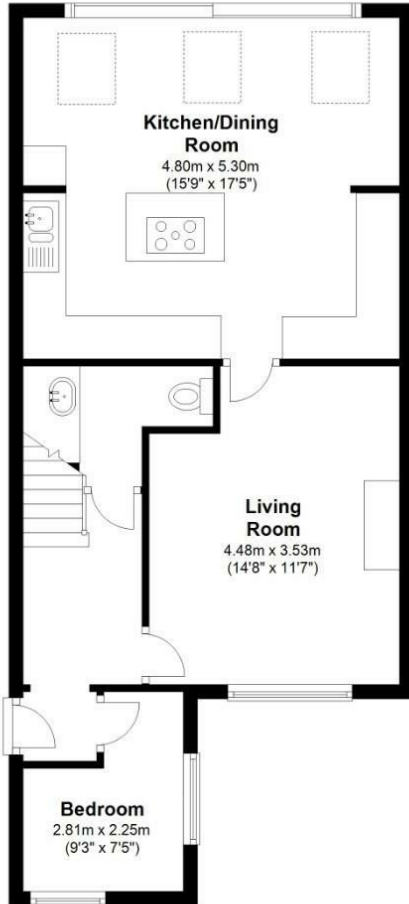
Welcome to the market this three-bedroom semi-detached house. Excellent living and accommodation space throughout with off street parking, double length garage half has been converted into a large utility room and large private rear garden overlooking the Surrey Nature Reserve. Positioned in a popular road within the heart of Byfleet Village close to local Village shops and amenities and a short walk to the local Village Primary School, easy access to all main transport links including M25 and A3, location is key! Enter the property into a spacious hallway, downstairs cloakroom with WC, hand-basin, storage cupboards and washing machine. There is a room to the front aspect just off the hallway which is ideal as an office or snug room. The main sitting room is a generous size, with large window allowing plenty of natural daylight and the main feature being the gas fireplace. This property benefits from a large open plan kitchen dining room, the bifold doors from here allow views and access out onto the garden and the sky lights allow in extra daylight. The kitchen offers plenty of wall and base units and the central island accommodates the 5-ring gas hob and offers additional storage. Integrated appliances include double oven, dishwasher, and space available for an American fridge freezer. Upstairs are three very good size bedrooms with the Master bedroom being a large double room with wardrobes all along one wall providing ample storage. Bedroom two is a large double room with built in wardrobes and bedroom three is a generous size double room. A modern main bathroom with bath, rain shower and separate handheld shower, WC, and hand-basin. The landing is a good size with access to the loft with potential for a loft conversion subject to planning. The wow factor to this property is the carefully landscaped double length garden with three patio areas allow you to enjoy the garden from various aspects. The garage can be accessed via a side door. **MUST SEE!**



Floor Plan

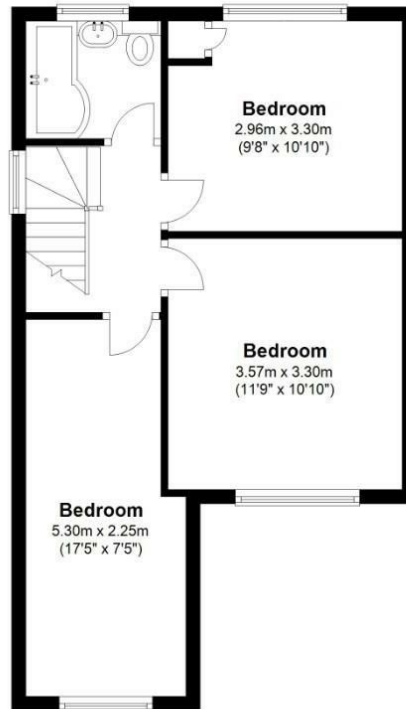
Ground Floor

Approx. 56.2 sq. metres (605.3 sq. feet)



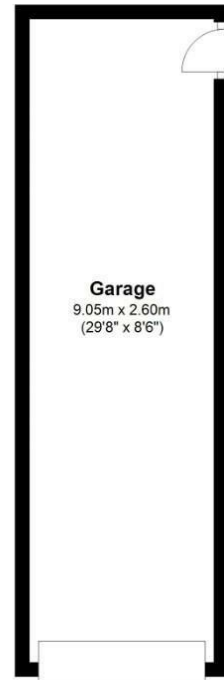
First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



Garage

Approx. 23.5 sq. metres (253.1 sq. feet)



Total area: approx. 121.3 sq. metres (1306.0 sq. feet)

We warrant every effort has been made to ensure the accuracy of the floor plans and related area, measurements of areas, volumes and heights and dimensions and other information is given for general guidance only. It is not intended to constitute an offer of representation or warranty in respect of the accuracy of the information. The accuracy of the information is not guaranteed and the information is not intended to constitute an offer of representation or warranty in respect of the accuracy of the information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		63	
(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		

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.