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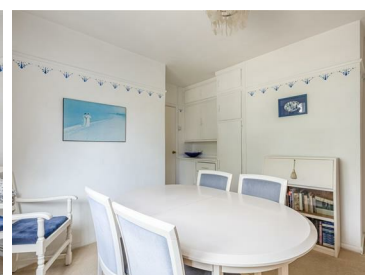


Rutson Road, West Byfleet, KT14 7EU

Offers Around £424,950



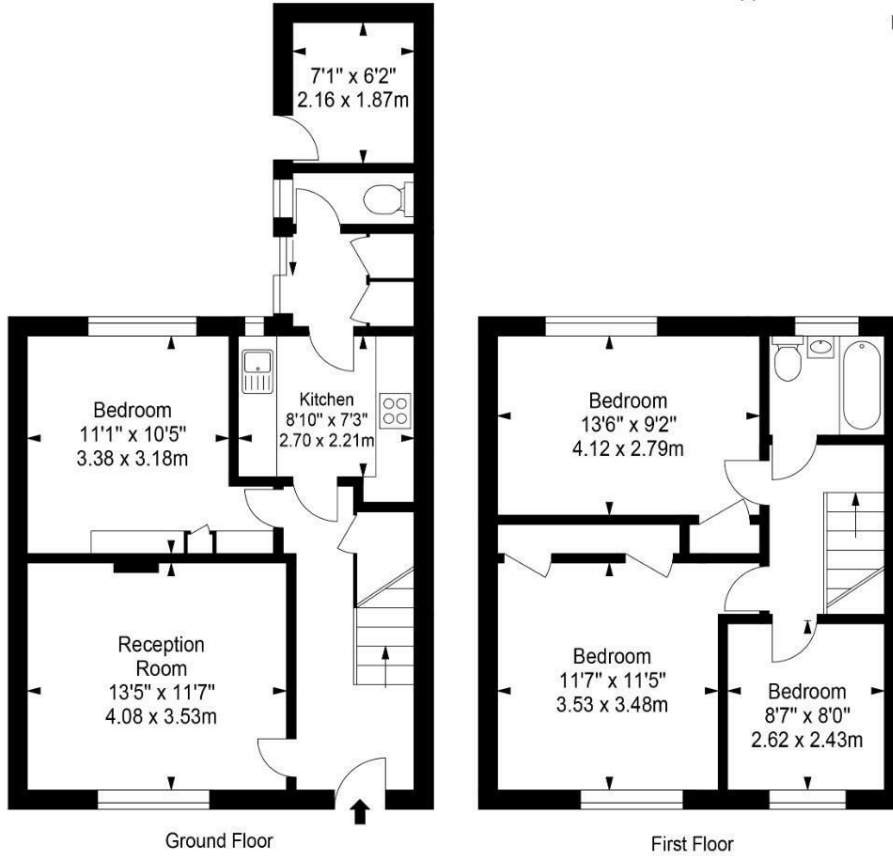
Proud to present this charming three-bedroom Mid Terrace house set back in a private position within a quiet road in the heart of Byfleet Village. This property is extremely well maintained and has been a much-loved Family home offering character with good living and accommodation space throughout. Liveable as it stands but with potential to renovate and extend subject to planning. The large frontage offers an opportunity to create a private driveway (subject to permission) Entering the property into a good size hallway, a light and bright generous size sitting room to the front aspect and a good size separate dining room which overlooks the private rear garden. A modern kitchen with white wall and base units and a good amount of preparation space, integrated appliances include, oven and electric hob, fridge and washing machine. The property benefits from a utility area which you can access via the kitchen and leads to the back door allowing access out on to the garden. The utility area consists of a large cupboard currently home to the freezer and providing additional storage, separate pantry and downstairs toilet. Upstairs is naturally lit throughout, and the spacious landing provides easy access to the loft. The Master bedroom is a large double room to the front aspect with two large built in storage cupboards. Bedroom two is a large double bedroom also including a built-in storage cupboard and the third bedroom is a single room with built in cupboard over the stairs. A good size and well-presented bathroom including bath, shower, WC and handbasin. The private rear garden is exceptionally large and beautifully landscaped with mature plants and shrubs, patio area and laid to lawn with shed at the rear. The brick-built storage cupboard provides a good-sized storage space and is home to the 3-year-old boiler. The garden can be accessed via the side access and direct via the back door from inside the house. Location is key being close to local Village shops and ameni



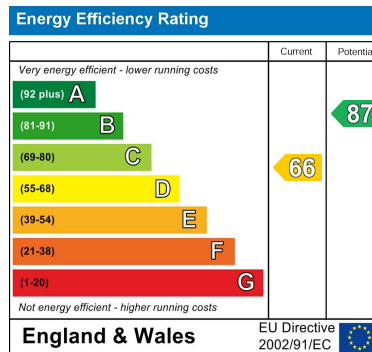
# Floor Plan

Approximate Area = 1,025 sq ft / 95.23 sq m

For identification only - Not to scale



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.



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