



**11 Fullerton Drive Byfleet Surrey KT14 7TQ**

**£460,000**

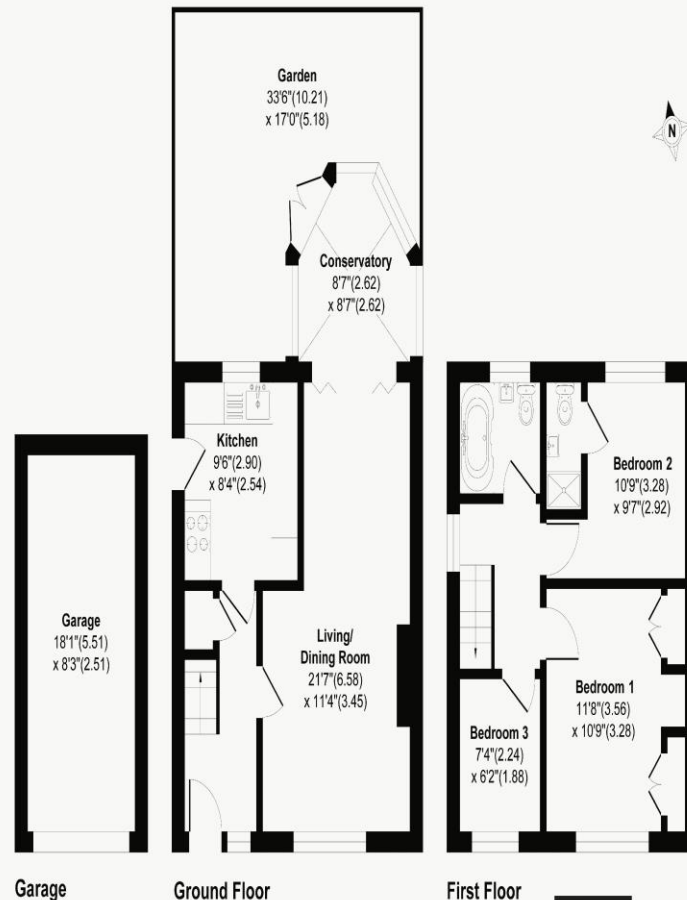


## Fullerton Drive, Byfleet, KT14

Approximate Area = 820 sq ft / 76 sq m (Excluding Garage)

Garage = 149 sq ft / 14 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for James Neave Estate Agents.



For sale with no onward chain, this semi-detached family home provides bright and versatile living spaces across two well-appointed floors, with two bathrooms. The heart of the residence is a spacious double reception room that serves as an ideal hub for both daily relaxation and formal entertaining. There is a conservatory set off the living room, giving additional space leading out to the garden. The ground floor continues into a separate, functional kitchen designed with practicality in mind, offering plenty of cupboard and work-surface space. Upstairs, the property boasts three well-proportioned bedrooms, including two generous doubles, serviced by a modern family bathroom and an en-suite shower room in bedroom two. Bedroom 1 features built-in wardrobes for additional storage. There is loft access via an easily accessible pull-down ladder. The loft space provides plenty of further storage and potential to extend, subject to the normal planning process. The exterior of the home is just as impressive, featuring a private and well-maintained garden. A dedicated patio area offers the perfect setting for alfresco dining, while the lawn provides a safe space for children to play. For those requiring storage or parking, the property includes a shared driveway and a garage with lighting and power. There is also excellent potential for a future extension, subject to the usual planning permissions. Fullerton Drive is perfectly positioned to enjoy the very best of village life. Families will appreciate being within walking distance of highly regarded local schools, including St Mary's C of E and Byfleet Primary. For the modern commuter, both Byfleet & New Haw and West Byfleet mainline stations are nearby, providing direct access to London Waterloo in approximately 30 to 40 minutes. Beyond the doorstep, you are just a short stroll from the local village shops and cafes, as well as the extensive shopping facilities at Brooklands retail park. For those who enjoy the outdoors, the area is surrounded by scenic green spaces and the tranquil canal-side walks of the Wey Navigation, making this a truly well-rounded place to call home. EPC Rating D.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.