



7 Fullerton Road, Byfleet, Surrey, KT14 7SX

Price Guide £485,000

- Three Bedrooms
- Large Driveway
- Modern Kitchen & Bathroom
- Garage
- Potential To Extend
- Two Reception Rooms
- Large Garden
- Playroom With Double Doors To Garden
- Double Glazed & Gas Central Heating



## 7 Fullerton Road, Surrey KT14 7SX

Extended three bedroom family home situated in a fantastic location in Byfleet Village close to A3, M25 and mainline station to Waterloo.

This well presented family home offers great Open-plan living downstairs with modern kitchen, good sized bedrooms upstairs and a Modern family bathroom. The well presented garden also offers a brilliant space to unwind with a single garage and private driveway at the front of this charming family home.



Council Tax Band: D



### ENTRANCE

UPVC panelled double glazed door with leaded lights and bevelled glass design with double glazed leaded light window.

### ENTRANCE HALL

Naturally light and bright via double glazed window and door, neutral carpets, radiator, cupboard housing fuse-box and smart electricity meter. Under stair storage cupboard is housing the smart gas meter, wall mounted thermostat for gas central heating and other features include spotlights and coving.

### LIVING ROOM

Central feature gas fireplace with timber mantle piece and tiled hearth. Large double glazed windows to front aspect with fitted blinds. This spacious "open-plan" Living room / Dining room has been separated by a sofa making this an ideal lounge for the adults leaving the toys for the playroom. Other benefits include coving, spotlights and neutral carpet.

### DINING ROOM

Well presented "open plan" Dining room is light and bright with double aspect from living room and playroom. Other features include neutral carpets, radiator, and archway leading to Playroom.

### PLAYROOM

Large double glazed windows and double doors providing superb views of the generous rear garden. This well appointed extension benefits from open plan living/dining room and kitchen turning this playroom into the heart of the home. Other points to note are radiator, spotlights and coving.

### KITCHEN

Well presented with matching base and eye level cupboards, ample work top surfaces with inset stainless steel sink unit and mixer tap. Built in appliances include fridge, freezer, dishwasher, oven, gas hob and space for a washing machine. Other aspects include tiled floor, partly tiled walls, obscured double glazed window, spotlight and coving.

### STAIRS TO LANDING

Neutrally carpeted stairs leading to landing with loft hatch, coving, spotlights and a double glazed window to side aspect.

### MASTER BEDROOM

Double bedroom with large built in wardrobes with fitted dressing table, large double glazed windows to front aspect with fitted blinds. Other benefits include panelled door, spotlights and radiator.

### BEDROOM TWO

Large double bedroom with built in wardrobes housing hot water cylinder and airing cupboard. Large double glazed windows offering fantastic views of the rear garden. Other benefits include spotlights, coving, and panelled door.

### BEDROOM THREE

This recently decorated and carpeted single bedroom would make a perfect nursery, study or bedroom. This reasonably sized bedroom offers double glazed windows to front aspect, radiator, coving and light.

### BATHROOM

Large panel enclosed P-shaped bath with shower screen and Aqualisa power shower. Low flush wc, pedestal wash basin with mixer tap, tiled walls, obscured double glazed window, light and panelled door.

### LOFT

Potential to convert subject to usual consent like similar properties have already done so in the road. ideal for storage.

### REAR GARDEN

Large rear garden with patio seating area, large lawn area, flower beds, storage shed, side access to garage and driveway.

### GARAGE

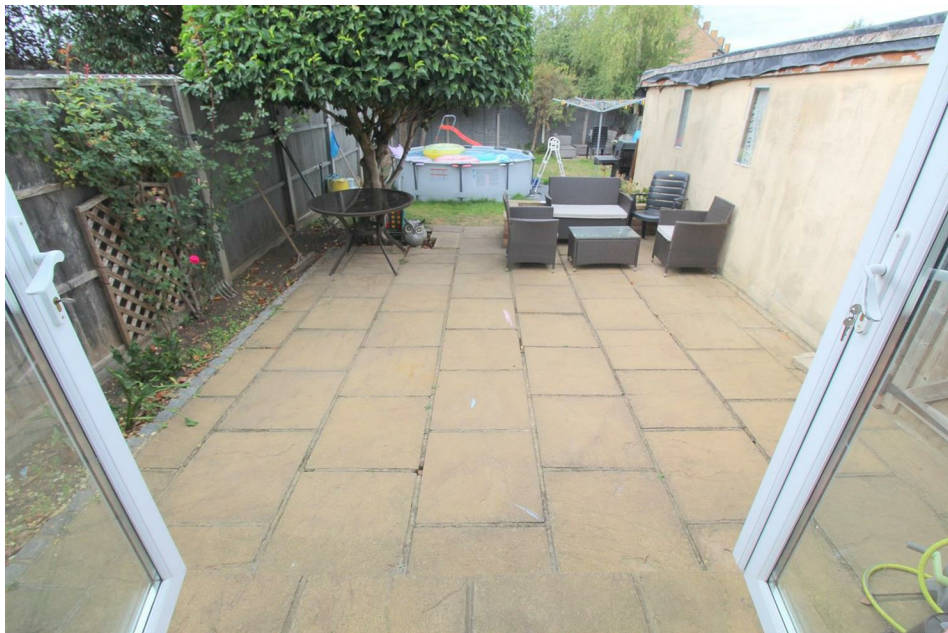
Up and over door currently being utilised for storage

### FRONT GARDEN

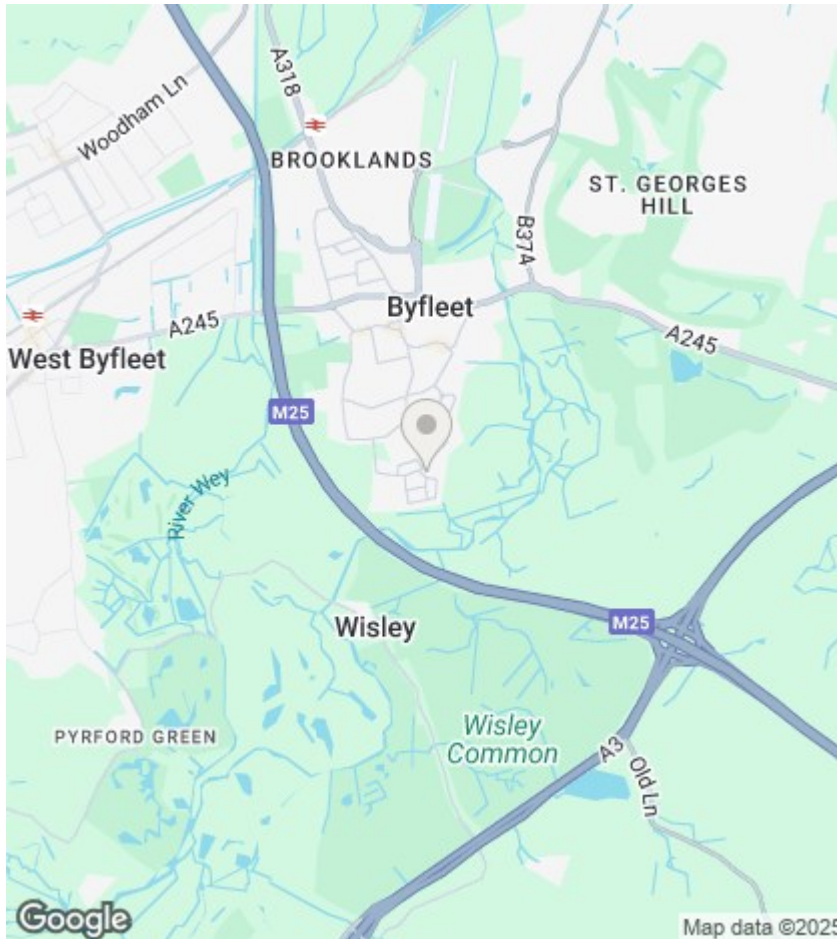
Large brick-paved driveway providing off street parking for three cars.











## Directions

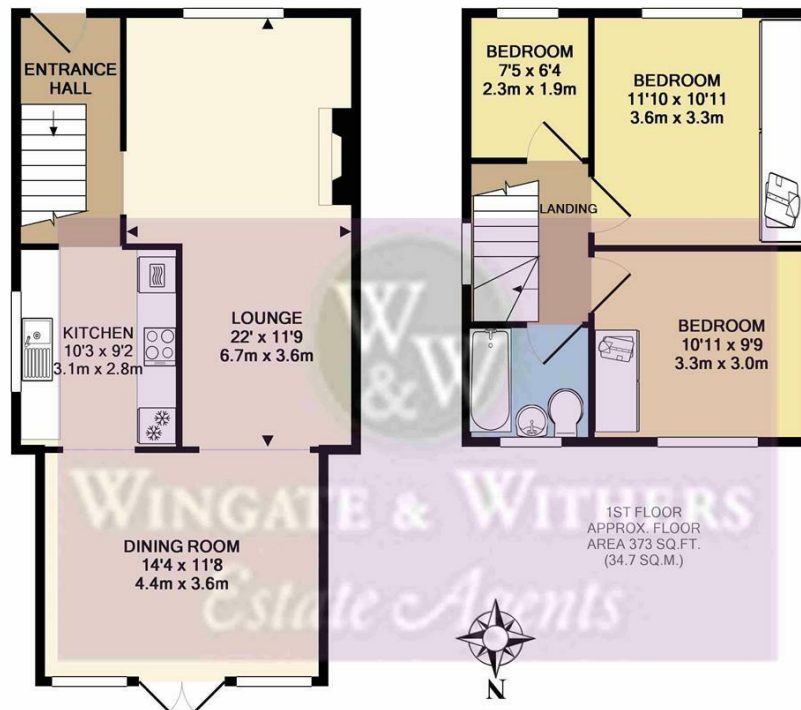
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR  
APPROX. FLOOR  
AREA 545 SQ.FT.  
(50.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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