



Rectory Lane

Byfleet, Surrey, KT14 7LW.

Wingate & Withers
ESTATE AGENTS

- Three bedroom Semi-detached 1930's Family Home
- Garage & Large Driveway
- Two reception rooms
- Potential to extend s.t.p.p

Guide Price £499,950

Freehold





Property Description

INTRODUCTION

Rectory Lane is in a quiet friendly location that is in the heart of Byfleet Village.

This stunning location offers fantastic commuter links to London via Byfleet and New Haw Station and via the A3.

Shops and schools are within walking distance with a lovely range of pubs and restaurants. Brooklands Marks and Spencers is close by with a large Tesco and small retail business park.

Entertainment for all the family with Mercedes Benz World, Brooklands museum and a fantastic park for children with a scooter track.

Byfleet has a fantastic community feel that is family friendly and has lots of local events including Running Festivals, Parish Day, seasonal events and many more activities on a regular basis.



FRONT GARDEN

Immaculately presented front garden with a well manicured lawn area set behind a low box hedge, flower border and a block paved driveway offering off street parking for up to two cars. External lights, up and over electric garage door and composite front door leading to the hallway.

ENTRANCE

Spacious carpeted entrance hall, radiator, central ceiling light, under stairs cupboard housing the gas and electric meter and doors leading to the lounge, dining room and kitchen.



LIVING ROOM

Situated at the front of the property with a large double glazed window, working gas fire place with mahogany surround, alcove, radiator, carpet and central ceiling light.

DINING ROOM

Light and bright dining room with double glazed patio doors leading to the rear garden and further side panel windows. Feature fireplace with a stone hearth, surround and wooden mantelpiece. Alcove, carpet, central ceiling light and radiator.



KITCHEN

1970's style white kitchen with a range of matching eye and base level cupboards with worktop and part tiled splash back. Space for freestanding gas cooker, fridge and an undercounter washing machine. Stainless steel sink and drainer situated below a double glazed window overlooking the rear garden. Vinyl floor, strip light, radiator, walk in larder cupboard with shelves and white UPVC side door leading to the garden.

STAIRS AND LANDING

Carpeted staircase leading to the first floor and landing with a double glazed side aspect window offering an abundance of natural light to the spacious landing. Loft hatch and white panel doors leading to the bedrooms, bathroom and toilet.



MASTER BEDROOM

Large sunny master bedroom situated at the rear of the property with high specification built in wardrobes, a further built in cupboard, carpet, central ceiling light and radiator.

SECOND BEDROOM

Similar size second bedroom to the master with a double glazed window overlooking the front garden, built in wardrobes with sliding doors, carpet, radiator and central ceiling light.



THIRD BEDROOM

Single bedroom situated at the front of the property with a double glazed window, carpet, radiator, central ceiling light and built in cupboard with shelves.

BATHROOM

White bathroom suite with a large panel bath, shower attachment and hand basin. Mostly tiled white walls with flower border, airing cupboard housing the water tank with shelves. Vinyl flooring, radiator and central ceiling light.

TOILET

Separate white toilet, double glazed window with obscured glass, vinyl flooring, and central ceiling light.



GARDEN

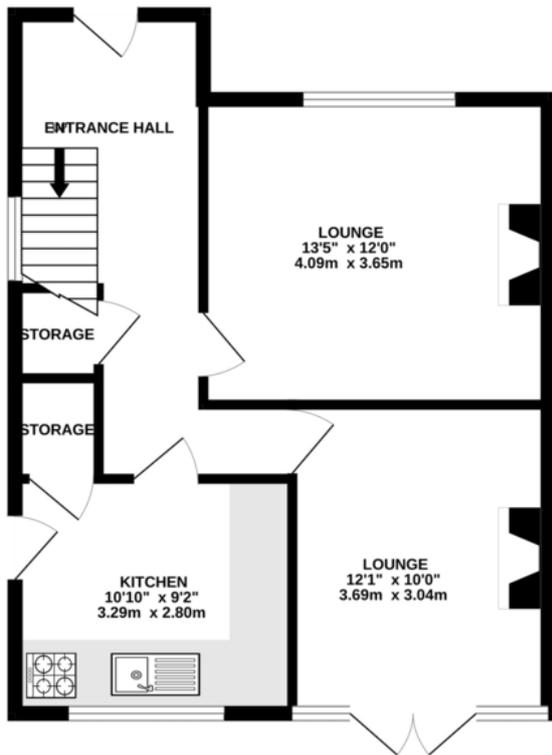
West facing rear garden with beautifully presented flower borders, immaculate lawn area, patio with footpath leading to the shed. External lights, seating area to enjoy sunsets. Access to the garage via a double glazed UPVC door and further window.

GARAGE

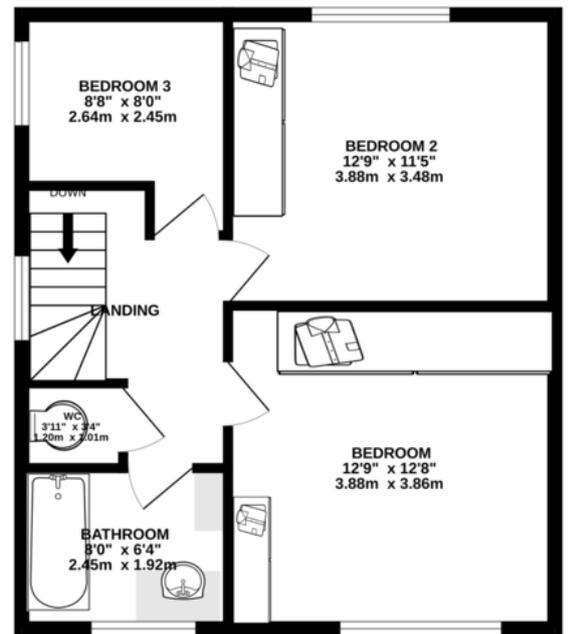
Electric up and over garage door with remote control buttons, concrete floor, rear pedestrian door and window. Comes with light and power.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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