



38 Rectory Lane, Byfleet, Byfleet, KT14 7LR

Offers Over £450,000

- Three bedroom family home
- Gas central heating
- Extended lounge/dining area
- Tranquil rear garden



## 38 Rectory Lane, Byfleet KT14 7LR

Delightful three bedroom semi-detached house with an extended dining and lounge area, perfect for both entertaining guests and enjoying quiet family evenings.

The tranquil rear garden is a true highlight of this property, offering a serene outdoor retreat where you can unwind after a busy day. It provides ample space for children to play, as well as a lovely setting for summer barbecues or simply enjoying a cup of tea in the fresh air.

With its convenient location in Byfleet, you will find yourself within easy reach of local amenities, schools, and transport links, making it an excellent choice for families and commuters alike.



Council Tax Band: D



### Front garden

Picturesque front garden with seasonal flowers, mostly laid to lawn with footpath to side gate and front door.

### Hallway

Composite front door leading to the spacious hallway with tiled floor, radiator, ceiling light and doors to the lounge and kitchen.

### Kitchen

Well designed kitchen benefitting from blue eye and base level cupboards, marble effect formica work top and floor to ceiling pantry cupboards. Four burner gas hob, double oven, washing machine, integrated slimline dishwasher and Worcester combi boiler. Circular sink and drainer situated below a double glazed window, stable door to the side, down lights and tiled floor.

### Lounge

Light and bright lounge with laminate floor, double glazed window overlooking the front garden, gas fire with ornate surround, built in cupboards, radiator and ceiling light. Open plan leading to the dining room.

### Dining room

Extended dining room offering ample space for a large table and chairs, side aspect window, tiled floor, radiator, sky light and patio doors leading to the garden.

### Stairs

Stairs with carpet runner to the first floor and spacious landing, side aspect double glazed window, laminate floor, loft access and doors leading to bedrooms and bathroom.

### Master bedroom

Situated at the front of the property, this generous size room benefits from a wall of built in wardrobes, laminate floor, double glazed window, ceiling light and radiator.

### Bedroom two

Similar size to the master bedroom with a double glazed window overlooking the rear garden, laminate floor, radiator and ceiling light.

### Bedroom three

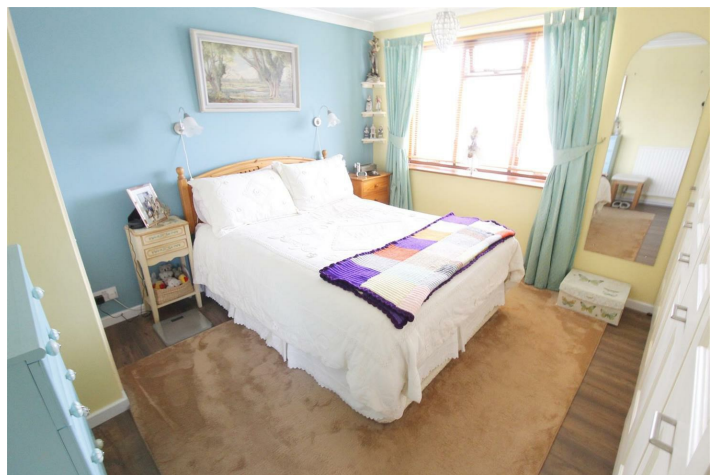
Single bedroom with a wall of mirrored built in wardrobes and further eye level cupboards, laminate floor, double glazed window and radiator.

### Bathroom

Matching bathroom suite comprising of a tiled shower enclosure with low level tray, thermostatic shower, hand basin built into a vanity unit and low level toilet. Tiled floor, dual aspect windows with obscured glass, central ceiling light and radiator.

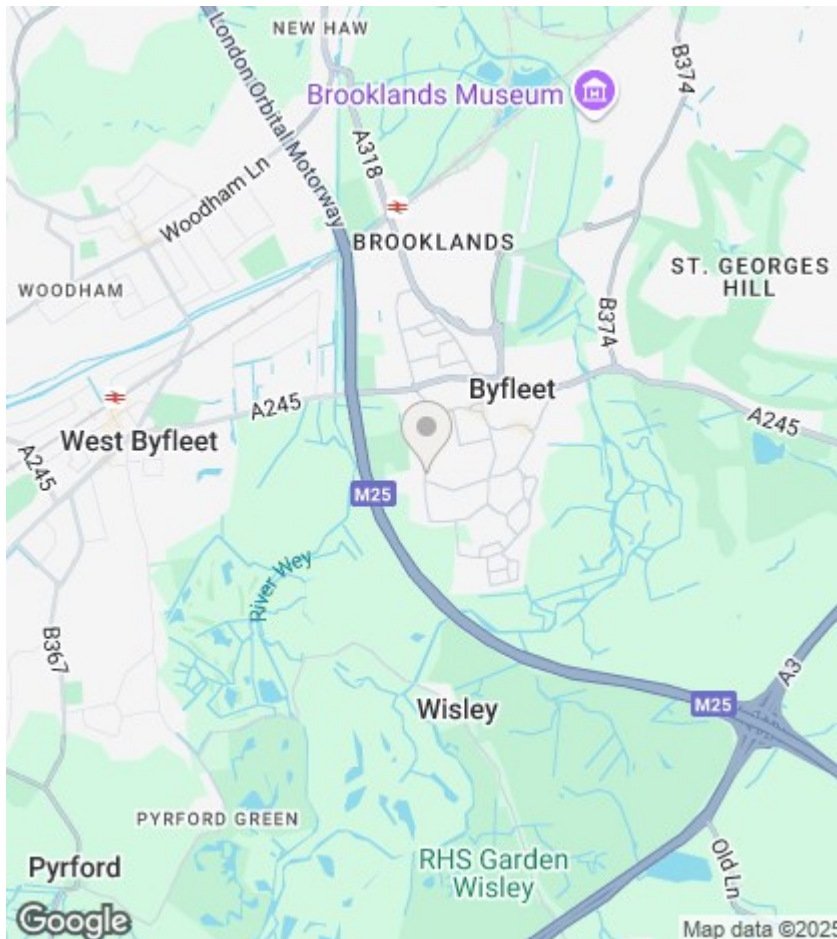
### Garden

Tranquil and relaxing garden with large patio area, selection of fruit trees and pretty flower borders with seasonal flowers. Brick built shed suitable for storage.









## Directions

Parvis Rd Head east on Parvis Rd/A245 towards Queens Ave At the roundabout, take the 3rd exit onto High Rd At the roundabout, take the 2nd exit onto Rectory Ln Destination will be on the left 38 Rectory Ln, Byfleet, KT14 7LR

## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

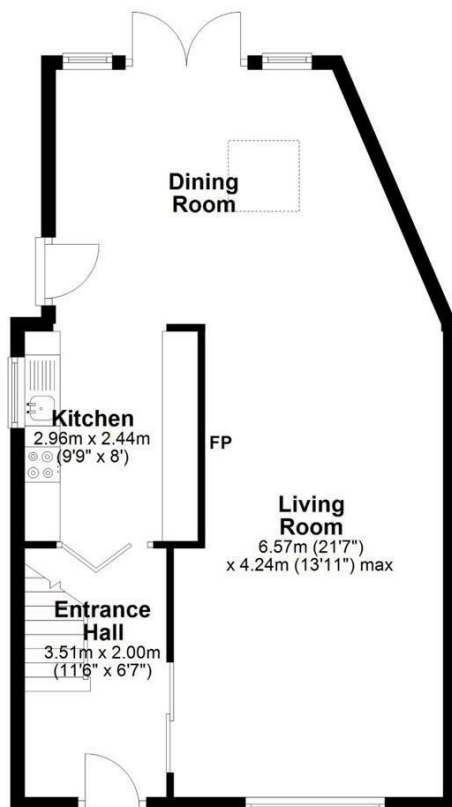
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

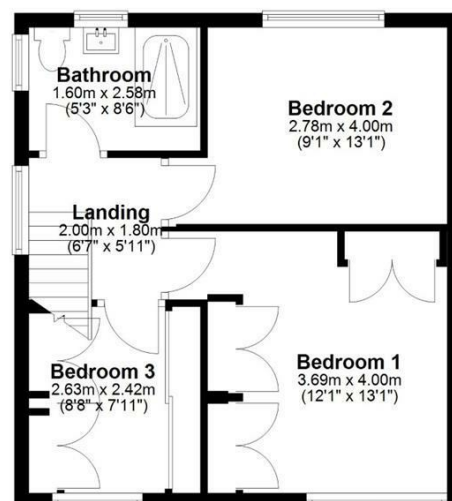
### Ground Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 94.9 sq. metres (1021.2 sq. feet)