



ALEXANDER RUMSEY
REAL ESTATE

Church Road, Byfleet, KT14

Guide Price £627,200

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Perfect for growing families seeking both space and comfort, this thoughtfully extended home offers stylish modern living over three floors, with a private garden and a prime location in the heart of Byfleet Village. Early viewing is strongly recommended to avoid disappointment.

Perfectly designed for modern family life, this generously proportioned home is arranged over three floors, beginning with a welcoming hallway that sets a bright and open tone. The main living area includes a cosy lounge centred around a wood burner, offering a warm and relaxed atmosphere ideal for evenings together. From the lounge, the space flows effortlessly into the dining area, which features tiled flooring and double doors leading directly into the garden, creating a natural extension of the living space during warmer months. The rear of the property houses a modern kitchen finished in sleek white gloss units with integrated appliances, including a dishwasher, washing machine, tall fridge freezer, double oven, and hob. A black sink is positioned under a large window overlooking the rear garden, ensuring the space feels bright and connected to the outdoors.

Upstairs, the first floor offers three well-proportioned bedrooms, including two generous doubles and a good-sized single, making it ideal for families with children or those working from home. The family bathroom is smartly finished with floor-to-ceiling tiles, a P-shaped bath with shower, and a practical vanity unit that neatly houses the basin and WC. On the top floor, the impressive principal bedroom spans the full depth of the house and has been cleverly adapted to include a kitchenette, making it a versatile space that could serve as an annexe-style setup for a teenager, extended family, or even for letting potential, subject to any required permissions. A modern en-suite with a corner shower completes this floor, and useful eaves storage is tucked away to keep the space tidy.

The rear garden is fully enclosed and offers a sunny, low-maintenance retreat with a blend of patio and lawn areas, ideal for children to play or for hosting friends and family during the summer.





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