

# Rectory Lane, KT6

£825,000

Dexters



# Rectory Lane, KT6

A wonderful, spacious, semi detached family home with three bedrooms, a study, two reception rooms and an incredible garden. This property is beautifully presented throughout and offers bright, well balanced accommodation.

On the ground floor there is a large reception room with an exposed brick fireplace and a wood burning stove. It leads onto an airy dining room which has access through to the kitchen and out to the garden. The kitchen is integrated and a great size, it leads through to a downstairs cloak room, utility space and office.

Upstairs are three, bright and beautiful double bedrooms and a four piece bathroom. Beyond the hedged front garden there is green space, so the house is set peacefully back from the road. To the rear there is a huge private garden with a front and back patio. This property could be rear extended (STPP).

Rectory Lane is situated within the sought after 'Dittons' just under a mile away from Surbiton town centre, with the mainline train station, shops, bars and restaurants. It is also close to the popular Long Ditton Infant and Nursery School and outstanding Hinchley Wood School.

## Features

Semi Detached
Two Reception Rooms
Three Bedrooms
Study
Large Garden
Potential To Extend (STTP)


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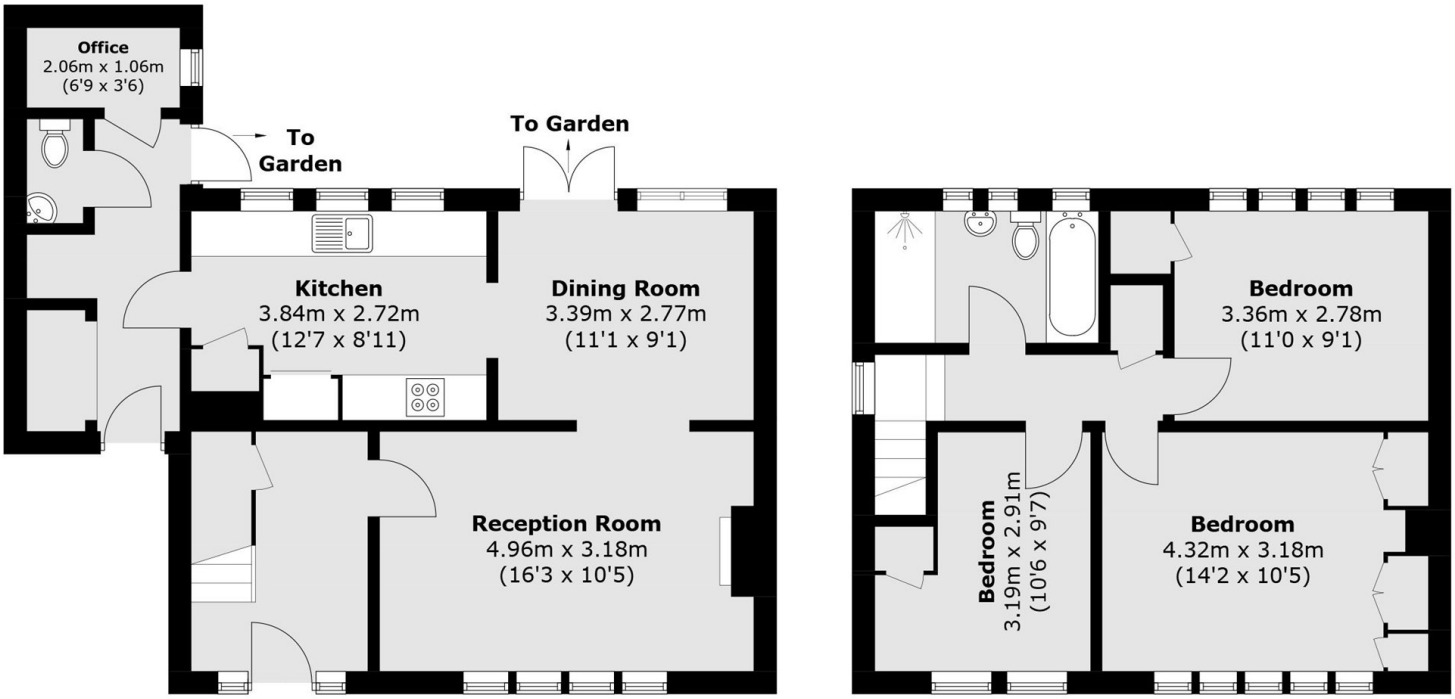








# Rectory Lane,
# Surbiton, KT6




**Ground Floor** **First Floor**

Total area (approx.): 102.0 sq. m (1,097.9 sq. ft)

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Surbiton
4 Claremont Road
Surbiton
KT6 4QU

Sales
020 8390 3939

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

RICS Regulated Estate Agent and Letting Agent

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