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ALEXANDER RUMSEY
REAL ESTATE

Oyster Lane, Byfleet, KT14

Offers Over £425,000

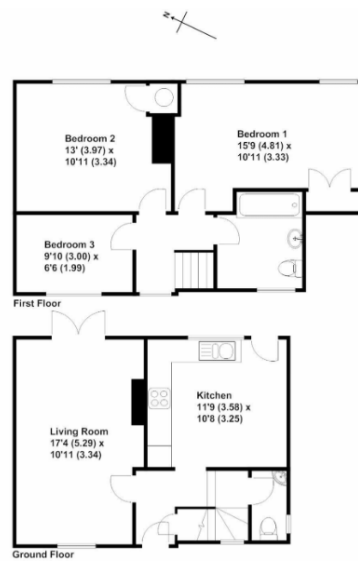
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A particularly spacious and beautifully presented three-bedroom terraced family home, ideally situated on a popular residential road within easy walking distance of local shops, highly regarded schools and excellent transport links. Much loved and thoughtfully maintained by its current owners, the property offers well-proportioned accommodation throughout, combining comfortable family living with excellent potential for future improvement. The ground floor features a generous dual-aspect lounge, flooded with natural light and centred around an attractive feature fireplace. Patio doors provide a seamless connection to the rear garden, creating a lovely sense of space and making the room ideal for both relaxing and entertaining. There is also a well-appointed kitchen with an attractive rear-facing stable door, together with a useful downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms and a family bathroom. A particularly appealing feature is the large loft space, which is currently accessed via a ladder from two separate points within the house and offers excellent potential for conversion, subject to the necessary planning permissions and consents.

Outside, the property is set well back from the road and enjoys an impressive 50ft front garden, providing an unusual degree of privacy and greenery. Side access leads through to the delightful rear garden, which combines a generous patio area with lawn and provides an attractive outdoor space for relaxing, entertaining and family life. The location is equally impressive. Brooklands Retail Park, home to Marks & Spencer, Tesco and a range of other amenities, is within walking distance, while the property's position provides superb access to the wider road network. Junctions 10 and 11 of the M25 are both within easy reach, with the A3 also close by. The popular town centres of Weybridge, West Byfleet and Cobham are all within a short drive, while the larger shopping and leisure destinations of Guildford, Woking and Kingston are also readily accessible. An excellent opportunity to acquire a spacious and well-presented family home in a convenient and highly sought-after location, with generous gardens, excellent transport connections and exciting potential to further enhance the accommodation.





Approximate Gross Internal Floor Area - 872 sq/ft - 81 sq/mtr

- Spacious and well-presented 3-bedroom family home
- Generous dual-aspect lounge with feature fireplace
- Patio doors opening directly onto the rear garden
- Good-sized kitchen with attractive stable door
- Useful downstairs cloakroom
- Three well-proportioned bedrooms and family bathroom
- Large loft with excellent conversion potential (STPP)
- Approx. 50ft front garden with side access
- Delightful rear garden with patio and lawn
- Excellent access to Brooklands, M25, A3, Weybridge, Cobham and surrounding towns

