



ALEXANDER RUMSEY
REAL ESTATE

Rectory Lane, Byfleet, KT14

Offers Over £680,000

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This beautifully extended and well-presented four-bedroom semi-detached home offers 1681 sq ft of living space and is ideally located near local recreation grounds. Fully modernised throughout, it features a bright and inviting atmosphere, with a cosy living room that includes a charming fireplace. The spacious open-plan kitchen/family room, with an island and breakfast bar, has double doors that open directly onto the private rear garden. A separate utility room and washroom add extra convenience.

Upstairs, there are four bedrooms, including a master suite with an en-suite bathroom, plus a family bathroom. Outside, the property offers a large driveway with extensive parking leading to an integral garage. It's also within walking distance of local shops, amenities, and primary schools.

The kitchen/dining/family room is a large, open space with a skylight, double-glazed windows, and doors opening to the rear garden. The kitchen boasts granite work surfaces, an inset stainless steel sink, a range of cupboards and drawers, space for a 'Rangemaster' oven and an 'American' style fridge/freezer, integrated dishwasher, and built-in extractor canopy. An island with a granite worktop and breakfast bar completes the space.

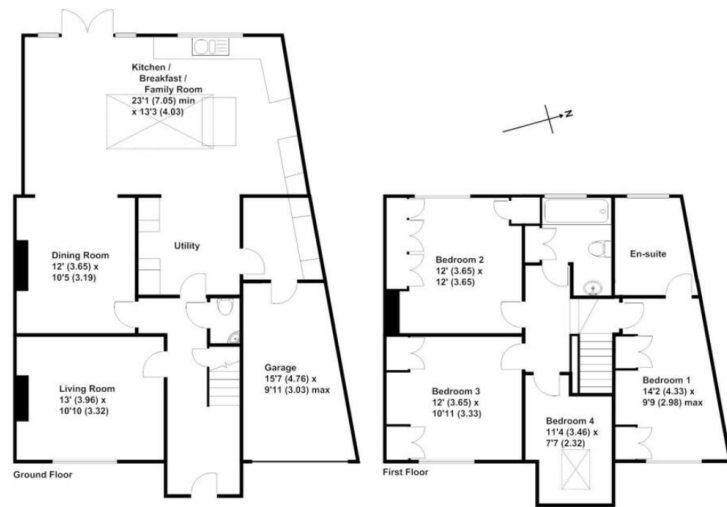
The utility room has tiled flooring, a range of cupboards and drawers, space for a washing machine, a ladder heated towel rail, and spotlights. There's also access to the garage.

Upstairs, the landing provides access to the loft space. The master bedroom has built-in wardrobes, a double-glazed window, and a radiator. The second bedroom also has built-in wardrobes. The third bedroom features a Velux window. The family bathroom includes an enclosed shower bath, low-level WC, and built-in storage.

The guest bedroom has built-in wardrobes and an en-suite bathroom with underfloor heating, a double vanity unit, and a shower.

The front of the property features a large block-paved driveway with ample parking and access to the garage. The private rear garden is mainly laid to lawn with a spacious patio area, ideal for entertaining, and offers room for a large timber shed.





Approximate Gross Internal Floor Area - 1681 sq/ft - 156 sq/mtr

- Sought-After Location
- Close To All Local Amenities
- Four Bedrooms
- Spacious Family Bathroom & En-Suite To Main Bedroom
- Open Plan Kitchen /Lounge / Diner
- Driveway For Multiple Cars
- Large Private Rear Garden
- Spacious Hallway
- Immaculate Condition
- Must See Property



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01932 925 050 | sales@arrealestate.co.uk | www.arrealestate.co.uk