



84 Rectory Lane, Byfleet, KT14 7LX

Offers Over £475,000

- Recently decorated throughout with new double glazing
- Large conservatory open plan to kitchen
- Parking for up to 4 cars at the rear of the property
- Purpose built Annex with potential to be self contained
- Over 120ft garden
- END OF CHAIN.

# 84 Rectory Lane, Byfleet KT14 7LX

Situated in a quiet corner of Rectory Lane in Byfleet, this delightful house offers a perfect blend of modern living and potential. The property is light and bright throughout, creating a warm and inviting atmosphere that is sure to appeal to families and professionals alike.

One of the standout features of this home is the stunning kitchen, which seamlessly flows into an open-plan conservatory. This space is ideal for entertaining guests or enjoying family meals, as it allows for an abundance of natural light to fill the room. The kitchen is well-equipped and designed for both functionality and style, making it a joy to cook and gather in.

Additionally, the property boasts an annex that presents exciting possibilities. With the potential to be self-contained, this space could serve as a secluded space for independent living.



Council Tax Band: C



### Front garden

Set in the corner in a secluded area with communal gardens and footpath to the lovely family home. Raised flower beds, side gate to the garden and composite front door.

### Hallway

Spacious hallway with solid wood floor, radiator, downlights, discreet understairs storage and doors leading to the lounge and kitchen.

### Lounge

Light and bright lounge with recently replaced dual aspect double glazed windows. Views of the front garden and ample space for lounge furniture. Downlights, luxury grey carpet, radiator and hive thermostat.

### Kitchen

Stunning white gloss kitchen with a vast amount matching eye and base cupboards, modern discreet drawers and black granite work top with an inset sink, mixer tap and tiled splash back. Breakfast bar with space for three stools, continuation of the solid wood floor and open plan to the conservatory creating a generous space for a dining table. Four burner gas hob, electric oven, integrated fridge freezer and dishwasher. Radiator, downlights, double doors leading to the garden and opening to the utility area with tall built in cupboard and space for the washing machine. Double glazed UPVC side door with glass panel and a wood door to the cloakroom.

### Cloakroom

Matching white suite with a low level toilet and hand basin built into a vanity unit. Light, double glazed window with obscured glass, part tiled walls and tiled floor.

### Stairs

Carpeted staircase leading to the first floor and landing with loft access, ceiling light, large built in cupboard with shelves and doors leading to both bedrooms and bathroom.

### Master Bedroom

Situated at the rear of the property, this large double bedroom benefits from a wall of built in wardrobes with shelves, drawers and hanging space. Large double glazed window overlooking the garden, carpet, down lights and radiator.

### Second bedroom

Similar size to the master bedroom with built in double wardrobe, carpet, radiator, down lights and a large double glazed window overlooking the communal gardens.

### Bathroom

White bathroom suite comprising of a panel bath with thermostatic shower, shower screen, hand basin and toilet built in to a vanity unit. Floor to ceiling tiles, towel rail, double glazed window with obscured glass, tiled floor and downlights.

### Garden

Larger than average garden with raised flower beds, patio area for barbecues, foundations of a brick pond, lawn and footpath to further sunny seating areas.

### Annex

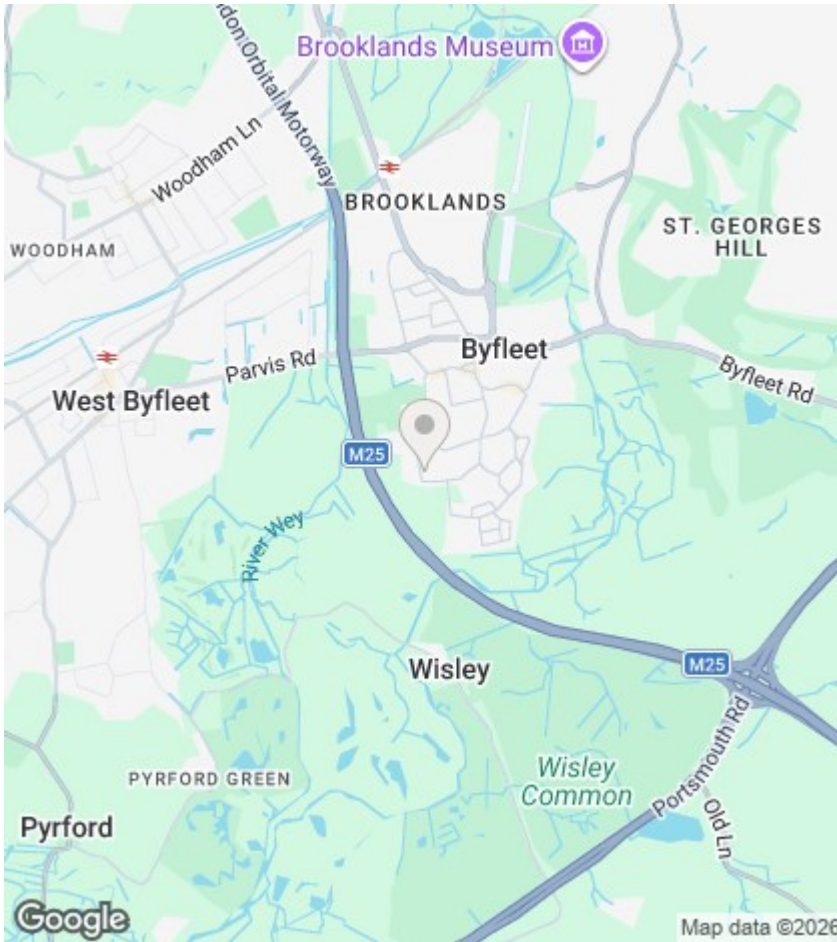
At the rear of the over 120ft garden is a purpose built Annex that has potential to create a self contained annex with electrics and plumbing for a kitchen and bathroom. Highly insulated, ceiling lights, double glazed side aspect window and double doors to the parking area and courtyard space.

### Parking

Rear parking for up to four cars and side gate to the garden.







## Directions

Head west on Westfield Parade towards Byfleet Rd/A318 Turn left onto Byfleet Rd/A318 Continue to follow A318 At the roundabout, take the 2nd exit onto Barnes Wallis Dr/A318 At the roundabout, take the 3rd exit onto Sopwith Dr/A318 At the roundabout, take the 2nd exit onto Parvis Rd/A245 Slight left towards Oyster Ln Turn left onto Oyster Ln At the roundabout, take the 1st exit onto High Rd Turn right onto Brewery Ln Continue onto Church Rd Continue onto Rectory Ln

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			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 897 sq ft / 83.3 sq m

Outbuilding = 210 sq ft / 19.5 sq m

Total = 1107 sq ft / 102.8 sq m

For identification only - Not to scale

