



26 Rectory Close, Byfleet, Surrey, KT14 7LS

Offers Over £400,000

- Two bedroom bungalow
- Gas central heating
- Large garden
- End of chain

# 26 Rectory Close, KT14 7LS

Welcome to Rectory Close, Byfleet - a charming location for this delightful two-bedroom semi-detached bungalow. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, large kitchen, modern bathroom and off street parking for three cars.

Although the kitchen is in need of modernisation, it presents a fantastic opportunity for you to design and create your dream culinary space. Imagine the possibilities and let your creativity flow in this key area of the home.

One of the highlights of this property is the large sunny garden, ideal for enjoying outdoor activities, gardening, or simply basking in the sun with a cup of tea. The end of the chain status means a smoother and quicker process for potential buyers - a stress-free transition into your new home.

Don't miss out on the chance to own this lovely semi-detached bungalow in the heart of Byfleet. Embrace the potential this property holds and turn it into your own slice of paradise. Contact us today to arrange a viewing and start envisioning your future in this wonderful home.



Council Tax Band: D



### Driveway

Block paved driveway offering parking for up to 3 cars, shared driveway leading to gate and garden. Side aspect front door leading to the hallway.

### Entrance hall

Natural oak quick step laminate floor, radiator, central ceiling light, loft access with ladder and doors leading to bedrooms, bathroom and kitchen.

### Lounge

Situated at the rear of the property this lovely light and bright lounge benefits from patio doors leading to the garden, natural oak quick step flooring, wall and ceiling lights, radiator and a further side aspect double glazed window.

### Kitchen

Spacious kitchen with white eye and base level cupboards, formica worktop, stainless steel sink and drainer situated below the double glazed bay window, alcove for storage, ceiling light and fuse board. Milano 100 Range electric cooker space for tall fridge freezer, washing machine, separate tumble dryer and dishwasher. Opportunity to add your own kitchen design with ample space to have a dining table and chairs.

### Bathroom

Ideal bathroom with a large enclosed low level shower tray and Aqualisa shower, floor to ceiling tiles, white low level toilet and a hand basin built into a vanity cupboard. Chrome heated towel rail, tiled floor, double glazed window with obscured glass and central ceiling light.

### Master bedroom

Situated at the rear of the property, this lovely master bedroom benefits from a feature wall, continuation of the natural oak flooring, double glazed window overlooking the garden, central ceiling light and radiator.

### Second bedroom

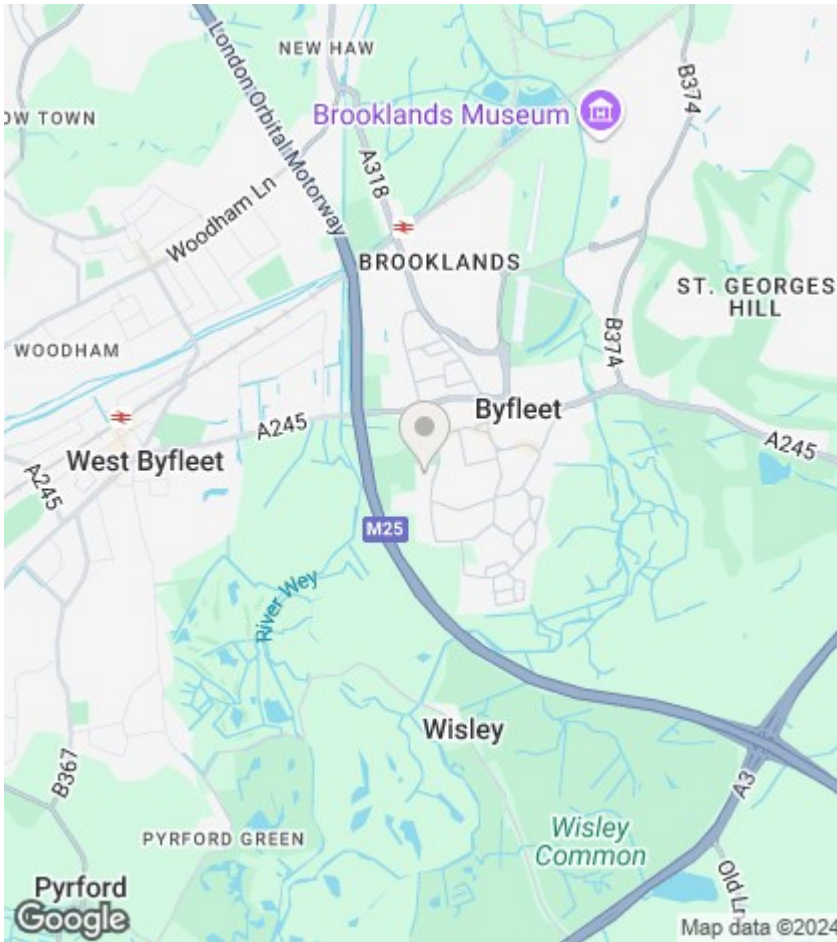
Double bedroom with side aspect double glazed window, central ceiling light, radiator and natural oak floor.

### Garden

Sunny East facing garden with a flower boarder, patio area near the house and a further large patio area at the rear of the garden. Side gate to the shared driveway, cupboard housing the recently installed Intergas combi boiler, outside tap and mostly laid to lawn.







## Directions

Parvis Rd Head east on Parvis Rd/A245 towards Queens Ave At the roundabout, take the 3rd exit onto High Rd At the roundabout, take the 2nd exit onto Rectory Ln Turn right onto Rectory Cl Rectory Cl, Byfleet,

## Viewings

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                                   |  |                         | 86        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 61                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

