Wingate & Withers
ESTATE AGENTS

22 Rectory Close, Byfleet, Surrey, KT14 7LS

Price Guide £435,000

- Two/three bedroom semi-detached house
- End of chain
- In need of modernisation
- Situated in a quiet cul-de-sac

68 High Road, Byfleet, West Byfleet, Surrey, KT14 7QL
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22 Rectory Close, KT14 7LS

Rectory Close is in a quiet friendly location that is in the heart of Byfleet Village. It offers fantastic commuter links to London via Byfleet and New Haw Station or A3 to London. Shops and schools are within walking distance with a lovely range of pubs and restaurants. Brooklands Marks and Spencers is close by with a large Tescos. Entertainment for all the family with Mercedes Benz World, Brooklands museum and a fantastic park for children with a scooter track. Byfleet has a fantastic community feel that is family friendly and has lots of local events including Parish Day, seasonal events and many more activities on a regular basis.

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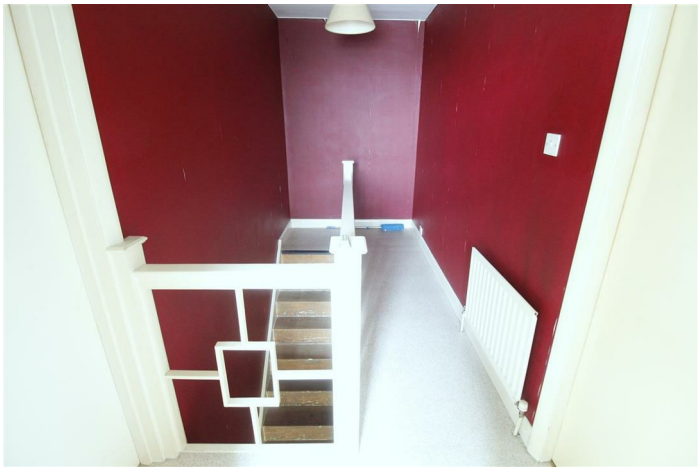
Council Tax Band: D



Front garden
Mature front garden set behind a curved brick wall with footpath leading to the back garden and large enclosed storm porch with exterior light, door bell and mahogany wood door with obscured glass and side window panels.

Hallway
Spacious hallway with vinyl flooring, thermostat, ceiling light, radiator and doors leading to the kitchen, dining room, study/3rd bedroom and lounge.

Lounge
Situated at the rear of the property, this lovely size lounge benefits from Crittall patio doors and side panel windows, baxi boiler and fireplace set into the chimney, two ceiling lights, radiator, carpet and large under stairs cupboard housing the fuse board with light.

Dining room
Fantastic size dining room that would accommodate a large dining table and chairs situated at the front of the property with a double glazed window, carpet, central ceiling light and radiator.

Third bedroom/study
Adjacent to the dining room this versatile rooms works well as a bedroom with a large built in cupboard, double glazed window overlooking the entrance, carpet, central ceiling light and radiator.

Kitchen
Large kitchen with a vast amount of eye and base level cupboards, formica work top, double sink with drainer and window over looking the garden. Vinyl flooring, gas cooker, under counter fridge, washing machine and separate tumble dryer tucked away in an alcove. This light and bright kitchen benefits form a side aspect window and door to the side entrance and lean to.

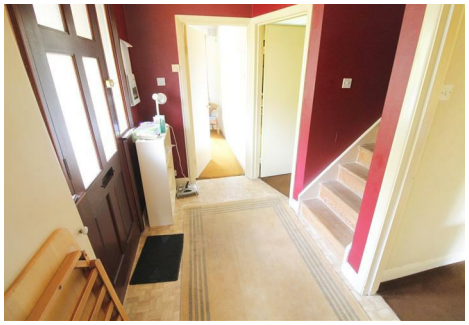
Stairs and landing
Staircase leading to the first floor and spacious landing with loft hatch, central ceiling light and doors to both bedrooms and bathroom.

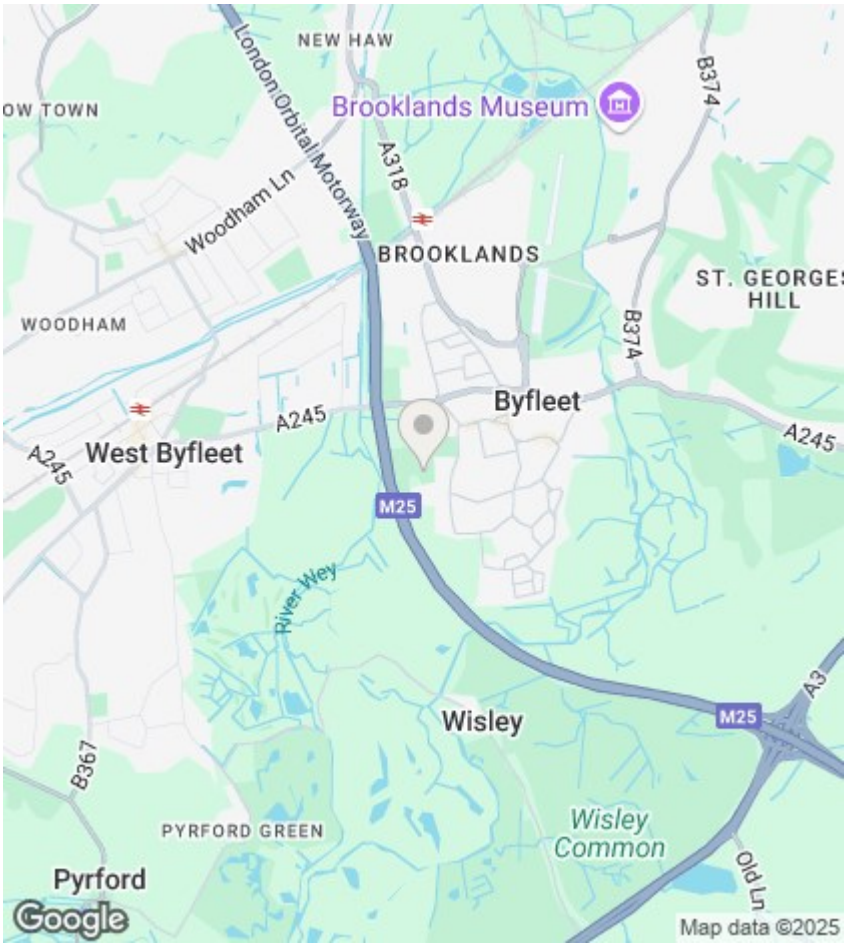
Master bedroom
Generous size master bedroom with ample space for a superking bed and further bedroom furniture, large double glazed with with views of the front garden, walk-in eaves storage suitable for a wardrobe, central ceiling light, radiator and carpet.

Second bedroom
Situated at the rear of the property this lovely size room offers ample built in storage, carpet, central ceiling light, large window and radiator.

Bathroom
Matching avocado bathroom suite comprising of a floating hand basin, large bath with shower hose attachment and low level toilet. Vinyl flooring, cupboard housing a water cylinder, double glazed window with obscured glass, ceiling light and floor to ceiling tiles.

Garden
Over 100ft long garden with coal bunker and shed, mature and in need of clearing. Side aspect lean to with corrugated roof, outside tap and access to the front.





Directions

Situated off Rectory Lane in a small close and tucked away in a quiet residential corner.

Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

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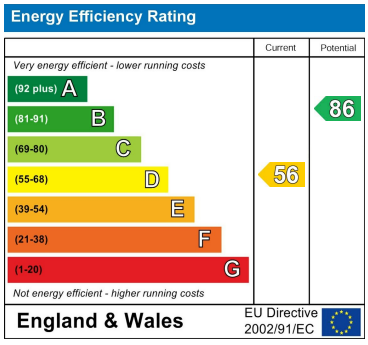

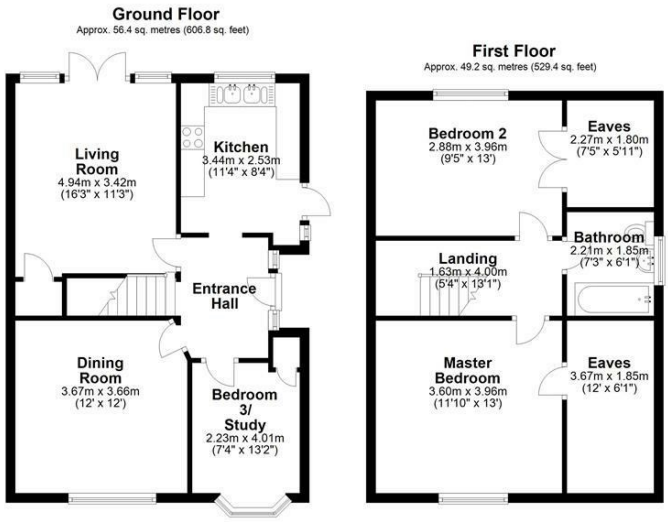

Total area: approx. 105.6 sq. metres (1136.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any oter rems are approximate and no responsionty is taken for any error. Omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Plan produced using PlanUp.

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