



27 Rectory Lane, Byfleet, KT14 7LW

Price Guide £670,000

- Three bedroom family home
- Re-wired throughout
- Two bathrooms
- Luxury kitchen
- Impressive family area with bi-fold doors
- Off street parking

27 Rectory Lane, Byfleet KT14 7LW

Situated on the charming Rectory Lane in Byfleet, this delightful three-bedroom family home offers a perfect blend of modern luxury and comfortable living. As you step inside, you will be greeted by a beautifully designed luxury kitchen, which serves as the heart of the home. This space is ideal for both family meals and entertaining guests, featuring high-quality finishes and ample storage.

This property is an excellent opportunity for families seeking a modern home in a desirable area. With its luxurious features and practical benefits, it is sure to attract those looking for a comfortable and stylish living space.



Council Tax Band: D



Front driveway

Paved/shingle driveway offering parking for three cars. Composite front door leading to the hallway and further door to the office.

Hallway

Spacious hallway with Amtico floor, under stairs storage cupboard housing the gas and electric meters, radiator, ceiling light and doors leading to the lounge, office and kitchen.

Lounge

Situated at the front of the property, this luxury lounge benefits from a large double glazed window overlooking the entrance, carpet, wood surround to the fireplace with potential to install a wood burner. Central ceiling light and radiator.

Office/ Reception room

Light and bright office with vaulted ceiling with Velux and a double glazed window overlooking the entrance. Front door to the study along with a further door to the garden. Amtico floor, ample power points, radiator and down lights.

Kitchen

High specification Uform kitchen designed to create an exquisite impressive open plan kitchen/lounge including a vast amount of matching dove grey eye and base level cupboards, carousel corner cupboards with white Quartz work top creating a large island with electrical sockets. Integrated appliances including; dishwasher, full height fridge, electric double oven and induction hob. Double sink with mixer taps, further double floor to ceiling larder cupboard and continuation of Amtico floor. Open plan to the modern family room.

Family area

Impressive and breath-taking family room that offers a vast amount of natural light via the full width bi-folding doors, triple glazed sky lights and underfloor heating.

Cloakroom/shower room

Spacious, modern shower room/ cloakroom with floating hand basin, heated towel rail, extractor fan and double glazed window with obscured glass, Large shower tiled enclosure with thermostatic shower.

Utility room

Superb room for a family home with space for a washing machine, separate tumble dryer and tall fridge freezer. Double glazed window overlooking the garden, UPVC door leading out to the side of the house. Quartz work top with inset sink and mixer taps, downlights and underfloor heating.

Stairs and landing

Carpeted staircase leading to the first floor and spacious landing with a side aspect double glazed window with obscured glass, loft access and doors leading to the bedrooms and bathroom.

Master bedroom

Large master bedroom situated at the rear of the property with a double glazed window overlooking the garden, radiator, central ceiling light and carpet.

Bedroom two

Adjacent to the master, this large double bedroom benefits from ample space for a King size and further bedroom furniture, carpet, radiator, central ceiling light and double glazed window overlooking the rear garden.

Bedroom three

Single bedroom with side aspect double glazed window, radiator, carpet, built in cupboard and central ceiling light.

Bathroom

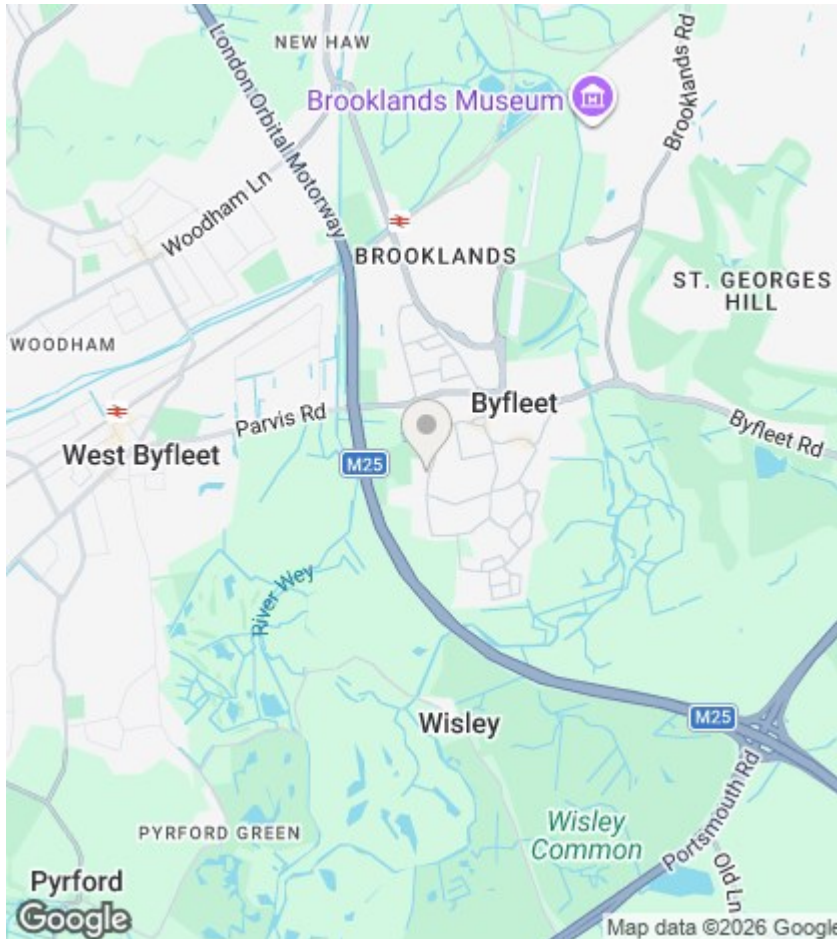
Modern bathroom suite comprising of a panel bath with mixer tap and shower house, hand basin built into a vanity unit, toilet and separate tiled shower enclosure with monsoon shower head, further hose and double glazed window with obscured glass. Towel rail, extractor fan, vinyl floor and further double glazed window.

Garden

Private and enclosed sunny rear garden with composite decking area, corner shed and further concrete patio area with space for a pergola. Outside tap, external sockets and side access to the utility.







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. Destination will be on the right. Rectory Ln, Byfleet, West Byfleet KT14 7LW.

Viewings

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

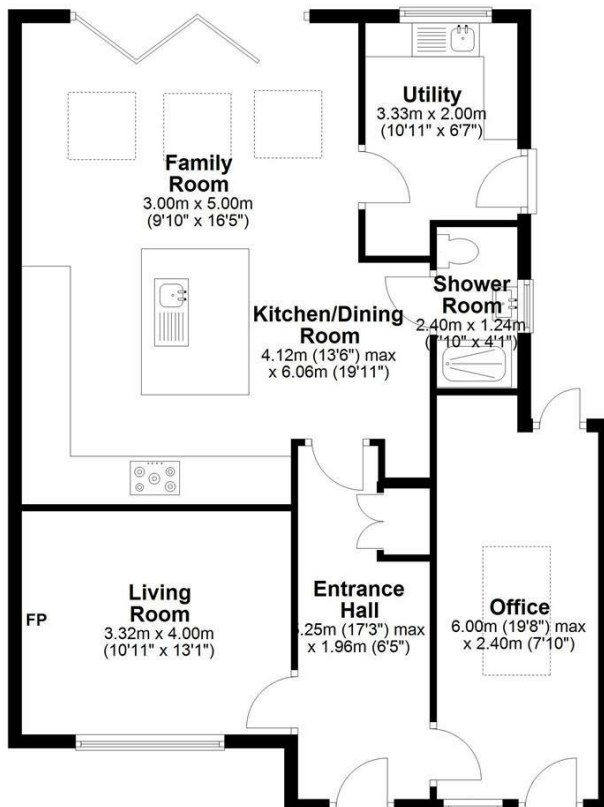
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

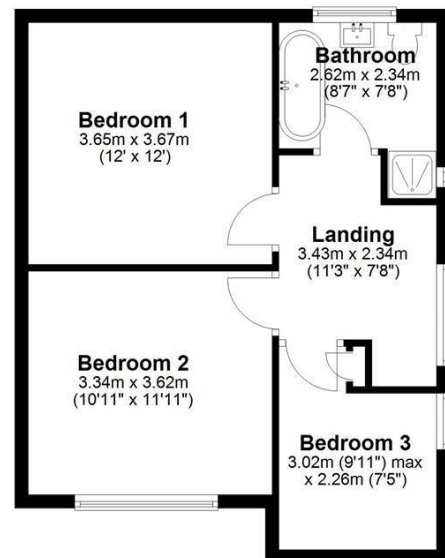
Ground Floor

Approx. 86.9 sq. metres (935.7 sq. feet)



First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 131.7 sq. metres (1417.7 sq. feet)