

CURCHODS



11 Rectory Lane

Byfleet, Surrey, KT14 7LW

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Offers Over £660,000

Freehold



Beautifully presented throughout, this spacious four-bedroom detached family home offers approximately 1,700 sq ft of versatile accommodation in a highly convenient location, just a short walk from Byfleet village shops and local amenities.

The heart of the home is the impressive open-plan kitchen/breakfast room, complete with a central island, extensive storage and a striking roof lantern that floods the space with natural light. This flows seamlessly into a generous family area and separate dining room, creating an ideal setting for both entertaining and everyday living. A separate sitting room provides a cosy retreat, while a utility room, cloakroom and integral garage add everyday practicality.

Upstairs, the principal bedroom benefits from a stylish en-suite shower room, alongside three further well-proportioned bedrooms and a contemporary family bathroom.

Outside, the private rear garden provides a wonderful setting for relaxing and al fresco dining, with ample driveway parking to the front.



EPC D | Council Tax Band F

Key Features

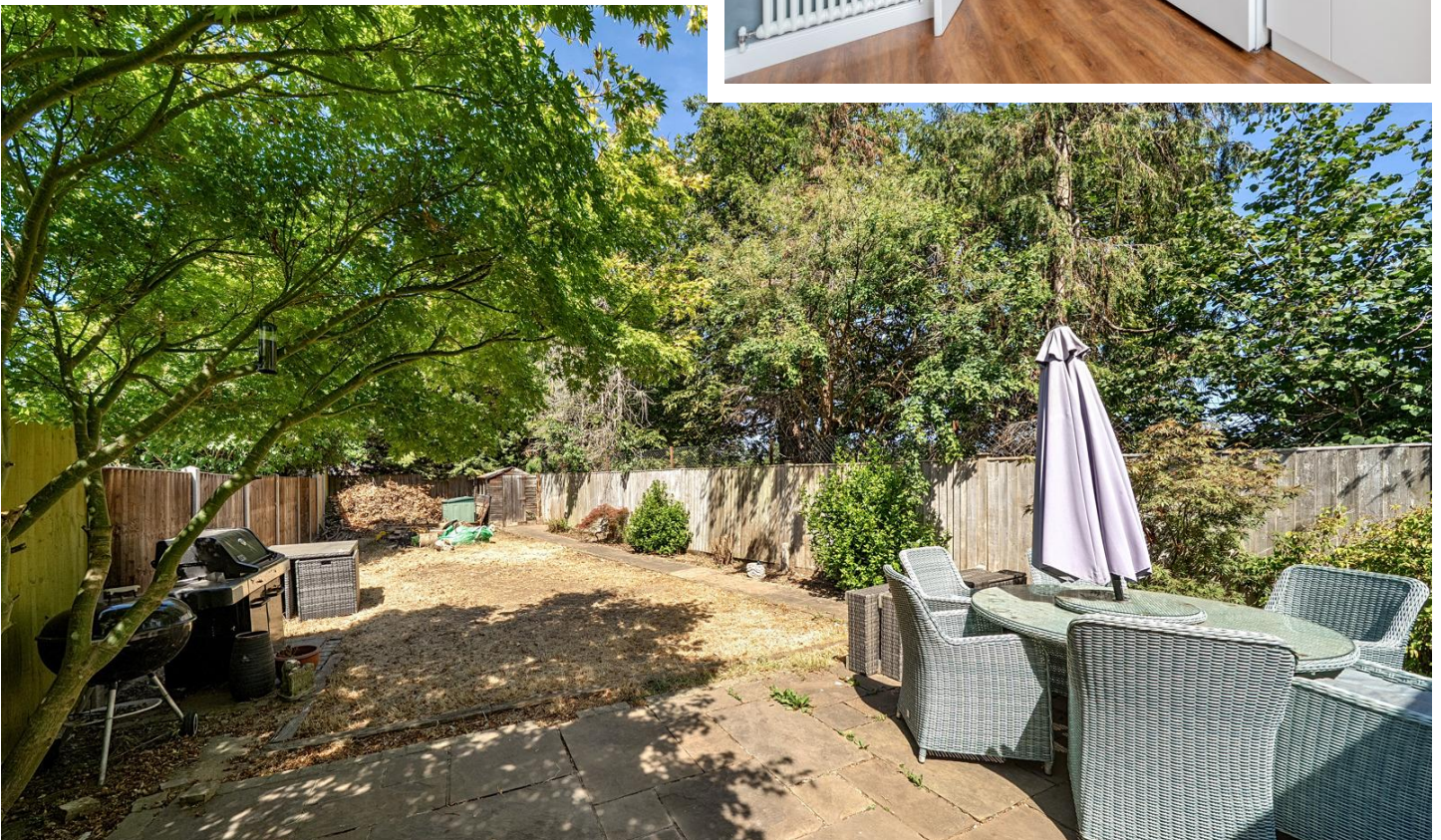
- Four-bedroom detached family home
- Principal bedroom with en-suite shower room
- Superb open-plan kitchen/family room with roof lantern
- Separate sitting room, dining room and utility room
- Private rear garden and integral garage
- Walking distance to Byfleet village shops and amenities
- Handy for the M25 and A3

Location

Rectory Lane is one of Old Byfleet's most sought-after residential roads, enjoying a highly convenient position within easy walking distance of the village's excellent range of shops, cafés and everyday amenities. West Byfleet mainline station is also within easy reach, offering fast and frequent services to London Waterloo, making it ideal for commuters. The A3 and M25 are readily accessible, providing excellent links to Heathrow and Gatwick airports, as well as the wider motorway network. The area is well served by a superb selection of highly regarded state and independent schools, together with several renowned golf courses and attractive countryside walks nearby.

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals.



Approximate Area = 1564 sq ft / 145.3 sq m
 Limited Use Area(s) = 7 sq ft / 0.6 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1699 sq ft / 157.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1487148

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Reference: CWB080241