



Richard State

Independent Estate Agents

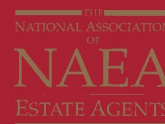
20A Rectory Lane, Byfleet, West Byfleet, Surrey, KT14 7LW £475,000

A highly desirable two/three bedroom detached bungalow featuring a 60' private driveway with a 9'6 wide carport leading to a delightful 90' x 40' rear garden. The property has gas central heating and double glazing buy would benefit from a degree of updating and redecoration and offers great potential for extension and a loft conversion (S.T.P.P). Rectory Lane is a popular location close to playing fields and only a few minutes walk from the village centre. The Brooklands superstores and Byfleet and New Haw mainline station to Waterloo are also readily accessible.
OFFERED FOR SALE WITH NO ONWARD CHAIN




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	