



4a Townsend Cottage Coldharbour Road, Pyrford, Surrey, GU22 8SN

£1,950 PCM

- Two double bedroom cottage
- Pretty garden with patio area
- Car port for one car with light and power.
- Abundance of charm and character
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- AVAILABLE DECEMBER

4a Townsend Cottage Coldharbour Road, Pyrford GU22 8SN

Tastefully built in 2005 creating a Victorian style semi- detached cottage with an abundance of natural charm and character including the tall ceilings, double glazed sash windows and immaculately presented pretty garden. AVAILABLE DECEMBER.



Council Tax Band: E



INTRODUCTION

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Townsend Cottages are situated in a quiet family village that benefits from a range of Village shops including a family run butchers, convenience store, off license and further small shops.

Parks are closeby, West Byfleet station and town are approximately one mile away and great bus links are available.

FRONT GARDEN

Pretty front garden with established seasonal flowers including jasmine, roses and evergreen shrubs. Set behind a box hedge and small gate is a footpath leading the front door and a wide wood rear gate to the garden.

HALLWAY

Double glazed front door situated on the side aspect of the property leading to the hallway. Carpeted staircase, tiled floor and doors leading to the downstairs cloakroom, kitchen and lounge.

LOUNGE

Lovely sunny lounge with traditional charm and character offering dual aspect double glazed sash windows with fitted blinds. Down lights on dimmer switch, radiators, newly fitted carpet and door leading to the under stairs cupboard suitable for storage with shelves.

KITCHEN/BREAKFAST ROOM

Well designed kitchen with a range of matching wood eye and base level cupboards, granite work top and black tiled splashback. Four burner gas hob, extractor fan, electric oven, slimline dishwasher, washing machine and new integrated fridge and separate freezer. Stainless steel sink with chrome mixer tap, electrical sockets, down lights, radiators and tiled floor. Light and bright breakfast area benefitting from a side aspect double glazed window, ceiling light and large patio doors leading out in the immaculate garden.

CLOAKROOM

Spacious cloakroom with a white low level toilet and matching hand basin with tiled splash back, double glazed sash window with fitted blind, tiled floor, mirror and radiator.

STAIRS

Carpeted staircase with wooden handrail leading the Victorian style landing. Doors leading to storage cupboard housing the boiler and water tank, both bedrooms and bathroom.

MASTER BEDROOM

Large double bedroom situated at the rear of the property with double glazed sash window and fitted blinds, large built in double wardrobe, new fitted carpet, light, radiator and door leading to en-suite bathroom.

EN-SUITE TO MASTER

White bathroom suite comprising of a low level toilet, floating hand basin, low level shower enclosure with tiled walls, double glazed window with obscured glass, tiled floor and vanity cupboard with mirror.

SECOND BEDROOM

Light and bright double bedroom with newly fitted carpet, feature wallpaper and matching curtains. Two double glazed sash windows overlooking the front garden, radiator, tall ceiling and ample electrical sockets.

BATHROOM

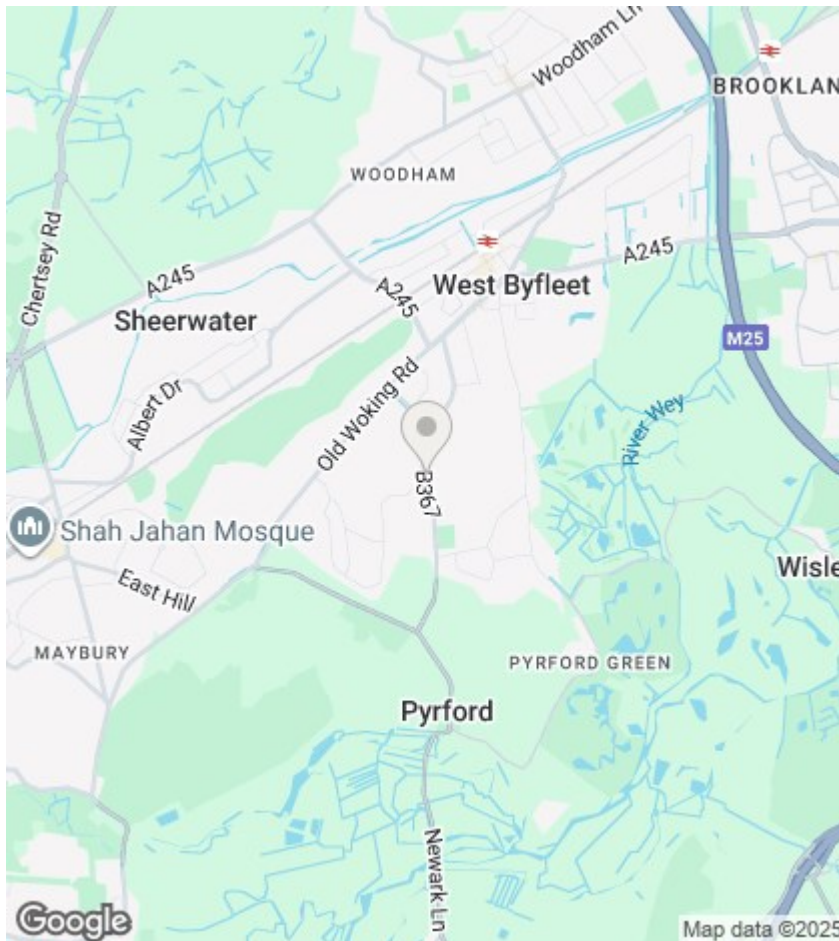
Spacious bathroom consisting of a large white panel bath and central taps with shower hose, part tiled walls with feature border tiles, low level toilet, floating hand basin, double glazed sash window with obscured glass and tiled floor.

GARDEN

Impressive, tranquil pretty garden with established shrubs and rose bushes creating an immaculate relaxing east facing garden that benefits from a large lawn area and patio situated by the double doors, side access gate to the front, shed with power, further potting area discreetly positioned behind the car port. Secure gate to the driveway and further door to the car port

CAR PORT

Semi detached vaulted ceiling car port area suitable for one car that benefits from light and power.



Directions

Viewings

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

EPC Rating:

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

