



Richard State

Independent Estate Agents

19 Engliff Lane, Pyrford, Surrey, GU22 8SU
£450,000

An extended three bedroom, two reception room semi detached family home featuring a large detached garage to the rear and enjoying a much sought after location just a short walk from Pyrford Primary School, local shops, cricket, golf and social clubs with West Byfleet village and mainline station to Waterloo also readily accessible. The property benefits from replacement double glazing and gas central heating with a new combination boiler, yet requires general updating and redecoration throughout. Potential remains for further extension (S.T.P.P). The living space includes a spacious 21'4 through living room, a generous 21'4 family/dining room, a double glazed conservatory and a kitchen with three upstairs bedrooms served by a family bathroom. The property is complemented by a pleasant 50' x 30' rear garden, at the end of which is a large detached garage with adjoining workshop, accessed via Peatmore Close. **NO ONWARD CHAIN**



- 21'4 Living room
- 21'4 Family/dining room
- Pleasant 50' x 30' rear garden with large detached garage and adjoining workshop access via Peatmore Close
- Space for off road parking alongside the garage
- Gas central heating with new combination boiler
- Double glazing
- Close to village amenities
- Updating and redecoration required
- Potential for further extension (S.T.P.P)
- No onward chain



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The accommodation comprises (please see attached floor plan):

ENCLOSED ENTRANCE PORCH: Double glazed door, front door to:

ENTRANCE HALL: Understairs cupboard, window, radiator

THROUGH LIVING ROOM: Chimney breast with fireplace, combination boiler, two double glazed windows, two radiators

FAMILY/DINING ROOM: Two double glazed windows, radiator, door to:

CONSERVATORY: Radiator, double glazed windows, double glazed door to garden

KITCHEN: Stainless steel sink, wall and base units, gas cooker, washing machine, recess with fridge freezer, double glazed window

STAIRS TO FIRST FLOOR LANDING: Double glazed window, hatch to loft with ladder and light

BEDROOM ONE: Built in cupboard, double glazed window, radiator

BEDROOM TWO: Double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator

BATHROOM: Bath with shower attachment, w.c., hand basin in vanity unit, tiling, radiator, double glazed window

OUTSIDE:

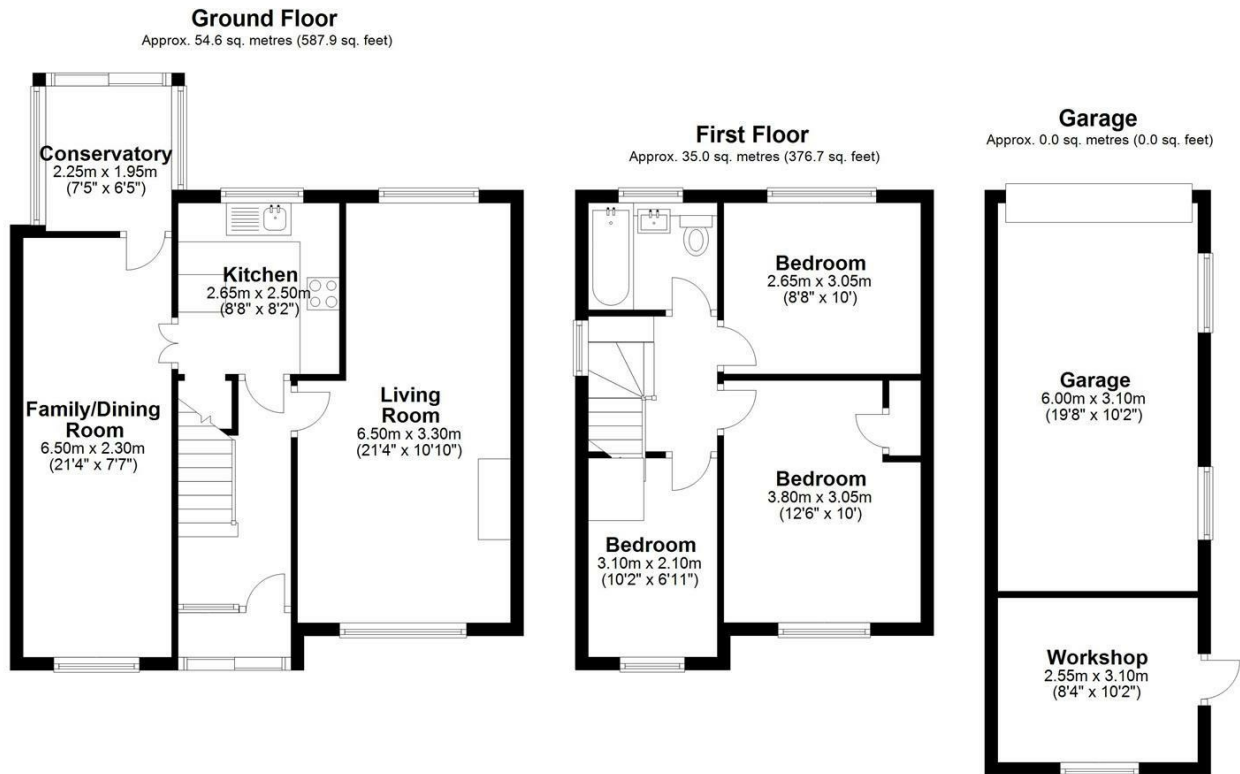
FRONT GARDEN: Borders with shrubs and plants, lawn, gated side access to:

REAR GARDEN: 50' x 30' Enjoying a pleasant open access overlooking playing fields. Patio, tap, borders with shrubs and plants, lawn, gated rear access to Peatmore Close and footpath leading to village shops

GARAGE: Accessed via Peatmore Close (off Peatmore Avenue). A large single garage with up and over door, two double glazed windows, opening to:

WORKSHOP: Light and power, windows, door to garden





Total area: approx. 89.6 sq. metres (964.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(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	
61	
England & Wales	EU Directive 2002/91/EC



For an appointment to view please telephone 01932 354111

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