





# Birch Grove, Pyrford, GU22

Offers Over £1,420,000

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Alexander Rumsey Real Estate are pleased to present to the market this stunning 5-bedroom detached family home is nestled in a quiet cul-de-sac, located on one of the most sought-after roads in Pyrford. Recently refurbished extensively by the current vendors, this property boasts five spacious double bedrooms, three bathrooms, and four reception rooms, providing ample space for family living and entertaining.

Upon entering, you are greeted by substantial hallway and landing spaces that set the tone for the home's spacious layout and elegant design. The bright and airy interiors are enhanced by abundant natural light throughout, creating a warm and welcoming atmosphere.

The heart of the home features four reception rooms perfect for relaxation and gatherings. The expansive private garden offers direct access to the West Byfleet Golf Course, providing a serene and picturesque backdrop. Additional highlights include driveway parking and large garage, ensuring convenience for multiple vehicles.

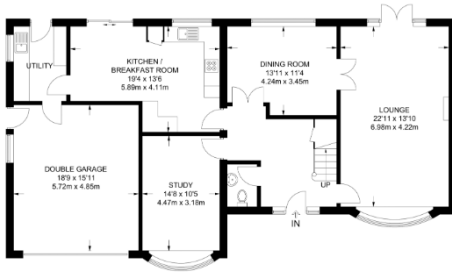
Situated in a top location, this property is close to amenities, top-rated schools, and transport links in Pyrford. West Byfleet, with its wide array of shopping and entertainment options, is within easy reach, making this home the perfect blend of luxury and practicality. This residence truly offers a unique opportunity to live in one of Pyrford's finest addresses.



APPROXIMATE FLOOR AREA = 2713 SQ FT / 252.0 SQ M  
(INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

- Sought-After Location
- Four Reception Rooms
- En-Suite To The Main Bedroom
- Large Private Garden With Direct Access Onto West Byfleet Golf Course
- Immaculate Condition
- Five Double Bedrooms
- Three Bathrooms
- Open Plan Kitchen Diner
- Double Garage
- Completely Refurbished By Current Vendors



Energy performance certificate (EPC)																																		
3 BIRCH GROVE PATERBORO WIMBORNE DT22 9RB	Energy rating <b>D</b>	Valid until: 3 November 2020 Certificate number: 7630-5123-0009-0007-1206																																
Property type Total floor area	Detached house 211 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="#">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/whom-to-consult-when-letting-property-without-an-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/whom-to-consult-when-letting-property-without-an-energy-efficiency-standard-landlord-guidance</a>																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>80+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>69-79</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>45-54</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>35-44</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>25-34</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-24</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	80+	A			69-79	B			55-68	C			45-54	D			35-44	E			25-34	F			1-24	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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