



ALEXANDER RUMSEY  
REAL ESTATE



## Pyrian Close, Pyrford, GU22

Guide Price £1,000,000

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Perfect for a growing or multigenerational family seeking generous living space in a quiet yet well-connected setting, this beautifully extended and immaculately presented home offers flexibility, comfort and room to thrive across three spacious floors – early viewing is highly recommended.

Set within a peaceful and well-kept cul de sac, this exceptionally spacious home has been thoughtfully extended and updated to offer a versatile layout that comfortably meets the demands of modern family life. The ground floor opens into a generous front-aspect living room with a feature fireplace and excellent natural light, creating a welcoming space for family gatherings or relaxed evenings. A separate snug or TV room offers a cosy retreat, perfect for film nights or a quiet escape from the main reception area. The open-plan kitchen, breakfast and dining room forms the heart of the home, with plenty of space for cooking, entertaining or family meals. Modern fitted cabinetry, integrated appliances and ample worktop space provide a functional and stylish kitchen setup, while French doors open directly to the rear garden, creating a seamless link between indoor and outdoor living. A ground floor cloakroom adds to the everyday practicality.

On the first floor, there are four well-proportioned bedrooms including a principal suite with its own private en-suite shower room. A sleek, contemporary family bathroom serves the other rooms on this level. The second floor features two further double bedrooms and an additional bathroom, created through a substantial loft conversion that integrates beautifully into the existing home. These upper-floor rooms offer excellent flexibility – ideal for teenagers needing their own space, visiting family, or even a work-from-home setup. Across all three floors, the décor is bright, modern and tastefully finished. Wood flooring runs through the main living spaces on the ground floor (excluding the kitchen), while double glazing and gas central heating ensure comfort all year round.

Outside, the enclosed rear garden is a manageable and secure outdoor space, with side access for added convenience – ideal for families with young children or pets.



Approximate Gross Internal Area = 189.13 sq m / 2036 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Sought-After Location
- 6 Double Bedrooms
- Three Reception Rooms
- Parking For Multiple Cars & Garage
- Close To Woking & West Byfleet Stations
- Immaculate Condition Through-Out
- Three Bathrooms Including Two En-Suites
- Spacious Open Plan Kitchen / Diner
- Separate Study



*Your Journey, Our Priority*

01932 925 050 | [sales@arrealestate.co.uk](mailto:sales@arrealestate.co.uk) | [www.arrealestate.co.uk](http://www.arrealestate.co.uk)