



Homes of Distinction



PYRFORD

Pyrford Woods Road, Pyrford, Woking, Surrey, GU22

Secluded sanctuary with endless potential for customisation, nestled at the end of a private track amidst serene surroundings.

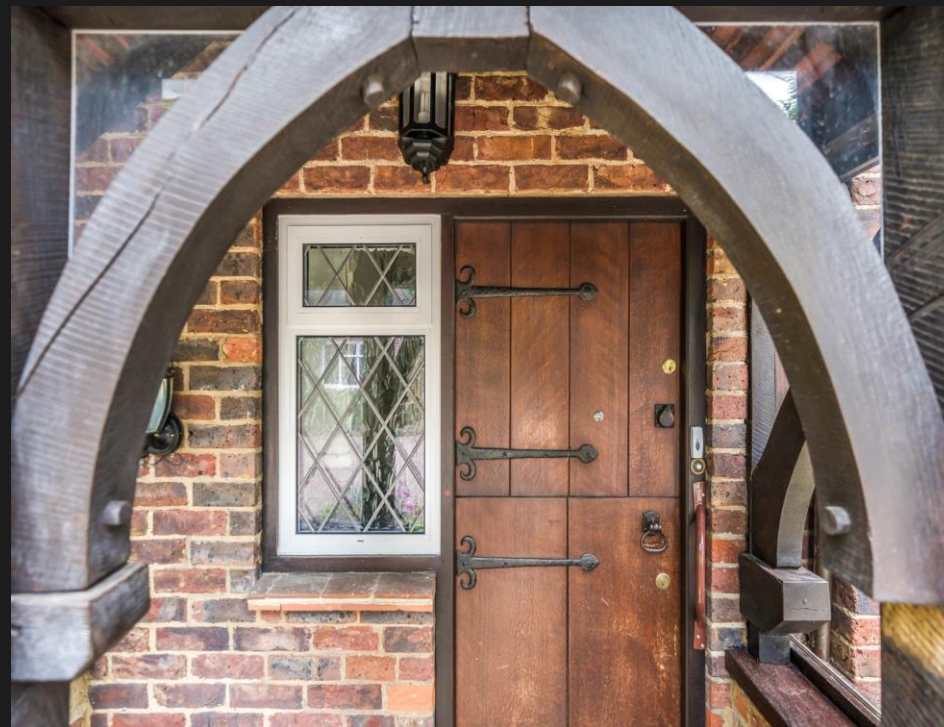
Positioned within a fabulous location at the bottom of a single track with only two neighbouring properties, this residence offers exceptional privacy and tranquillity. The property provides enormous potential for enlargement or redevelopment, subject to the usual consent, making it an ideal investment for those looking to customise their dream home. Originally built as a four-bedroom residence, it has been thoughtfully redesigned as a three-bedroom property.

The accommodation includes a double-aspect reception room with period fireplace, a separate dining room that leads to a garden room, a kitchen/breakfast room, and a convenient downstairs cloakroom. Ascending the stairs to the first floor, you will discover the spacious principal bedroom complete with an en-suite shower room, providing a private sanctuary for relaxation. Two additional bedrooms offer ample space for family members or guests, while a family bathroom serves the household's needs.

Outside, the property is positioned on an impressive, mature, and secluded plot accessed via automated gates, ensuring both security and a sense of exclusivity. A detached double garage at the front provides ample parking and storage, while the rear boasts a mature garden perfect for outdoor activities and enjoying the serene surroundings.

Offered to the market with NO ONWARD CHAIN, this property is a rare find, combining location, potential, and immediate availability for the discerning buyer.

Council Tax Band G - EPC Rating B - Tenure: Freehold – Road Association Fee
£130 PA



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

Nestled between the picturesque West Byfleet Golf Course and the serene river Wey, Pyrford Woods offers an idyllic setting midway between the bustling hubs of Woking and West Byfleet. Commuter convenience is paramount, as both towns boast mainline stations facilitating swift connections to London, complemented by a plethora of local businesses, amenities, and notable supermarkets such as Waitrose. The nearby A3 and easily accessible M25 (Junction 10) provide seamless routes to London, the Southern regions, and the international gateways of Heathrow and Gatwick airports.

Renowned for its educational institutions, the area hosts a distinguished array of schools encompassing both private and state sectors—Ripley Court, St George's Weybridge, Hoe Bridge, Cranleigh, Charterhouse, St Catherine's, and the American School at Cobham, ensuring a rich educational landscape. For cultural and recreational pursuits, the county town of Guildford beckons just 8 miles south, offering an extensive array of shops, charming cafes, delectable restaurants, a vibrant theatre scene, a cinema complex, and the Spectrum Leisure Centre for holistic leisure experiences.





ACCOMMODATION & SPECIFICATION

- ❖ Detached Residence
- ❖ Sought After Location
- ❖ Enormous Potential For Enlargement STPP
- ❖ Three Separate Reception Rooms
- ❖ En-Suite To Principal Bedroom
- ❖ Detached Double Garage
- ❖ Driveway Providing Ample Parking
- ❖ Set On An Impressive Secluded Plot
- ❖ Only Two Neighbouring Properties
- ❖ Offered With NO ONWARD CHAIN



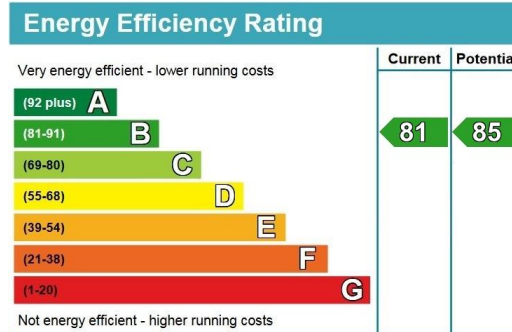
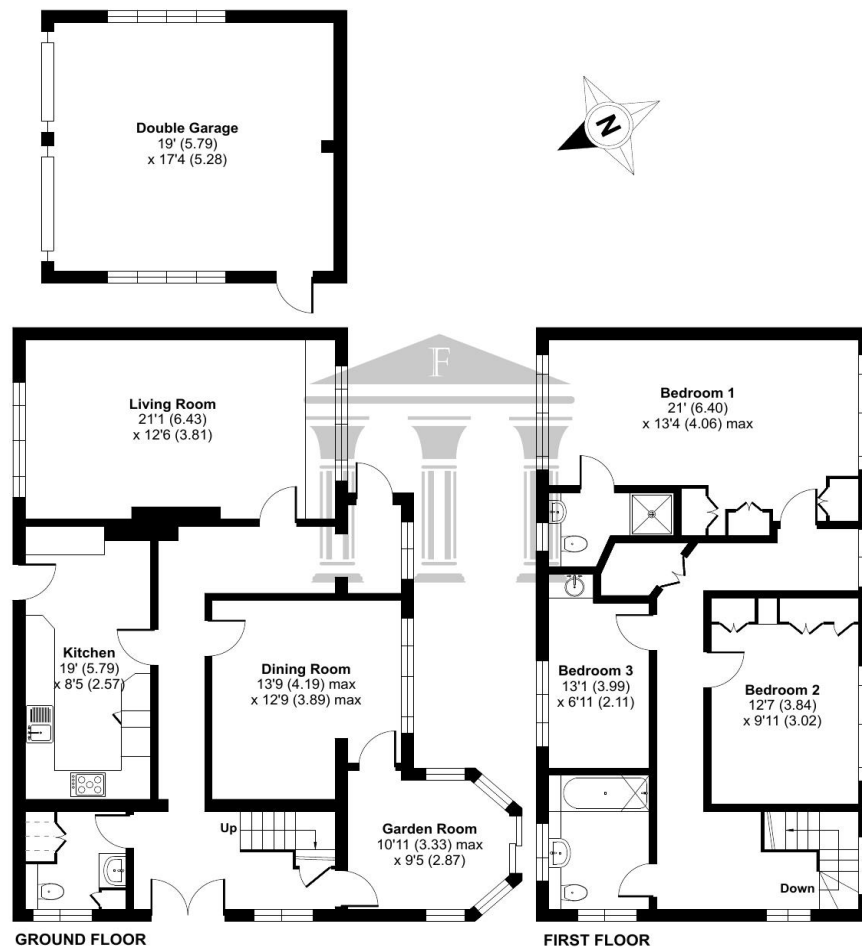
Pyrford Woods Road, Pyrford, Woking, GU22

Approximate Area = 1854 sq ft / 172.2 sq m

Garage = 329 sq ft / 30.5 sq m

Total = 2183 sq ft / 202.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1134279



69-71 Commercial Way, Woking, Surrey, GU21 6HN
01483 770800

www.foundationsofwoking.com

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.