



ALEXANDER RUMSEY

ESTATE AGENTS



# Old Woking Road, Pyrford, GU22

Guide Price £1,200,000

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Alexander Rumsey Real Estate are pleased to present a rare and exciting opportunity to acquire an exceptional four-bedroom detached family home. This property, set within an expansive plot of approximately one-third of an acre, boasts a wide frontage that further enhances its curb appeal and provides significant potential for improvement and extension (subject to planning permission). Such opportunities are truly unique in today's market.

The ground floor exudes spaciousness and warmth, featuring a welcoming entrance hall, a bright and airy double-aspect living room, a separate dining room, and a well-appointed kitchen. These versatile spaces are perfect for both comfortable family living and entertaining guests.

Upstairs, the first floor showcases a fantastic master bedroom complete with a dressing area and an ensuite bathroom. Additionally, there are three further generously sized bedrooms and a family bathroom, all designed to accommodate a growing family's needs.

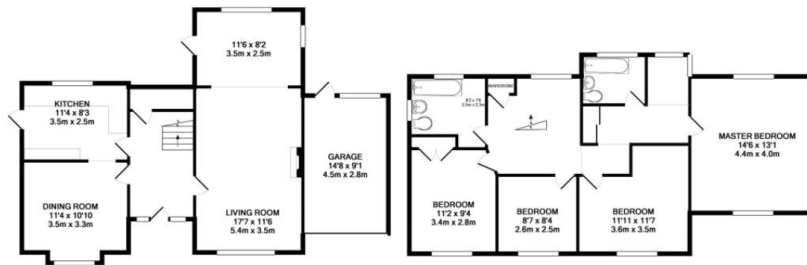
Ideally located, this home is just a short distance from West Byfleet High Street, the train station, and various local amenities. West Byfleet train station is a main line to London Waterloo, making it perfect for commuters. Additionally, the area is renowned for its excellent schools, providing outstanding education options for families. Easy access to the M25 and A3 further enhances the convenience of this superb location.

This property offers an extraordinary canvas for those looking to create their dream home, with ample room for significant extensions and customization, made even more appealing by its impressive wide frontage. Don't miss out on this unique opportunity to invest in a home with unparalleled potential in a highly sought-after location.

This is a MUST SEE property!







- Substantial Plot - Approx Over 1/3 Of An Acre
- Significant Potential For Further Extension (STPP)
- Wide Frontage
- Substantial Driveway
- Four / Five Double Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Sought-After Location
- Garage
- Must See Property!

