

9 Nicholas Gardens
Pyrford
Woking
GU22 8SD





9 Nicholas Gardens

£975,000

There's something about this time of year - when the days stretch a little longer, gardens begin to stir and home becomes the natural place for everyone to gather. Here, life is as much about how the house feels as it is about how you live in it - and, just as importantly, the village that surrounds it.

- Situated in Pyrford, combining village charm with a real sense of community
- Local amenities, schools & mainline station nearby
- Thoughtfully updated detached home quietly set back within Nicholas Gardens
- Welcoming living room featuring a bay window & open fire with sandstone surround
- Spacious, free-flowing kitchen/family room with bi-fold kitchen window & bi-fold doors to garden
- Utility room off the kitchen with side access & entry to the remaining converted garage for storage, separate cloakroom
- Dining room flowing into striking garden room with rooflight & three sets of bi-fold doors opening wide to the patio & garden
- Four double bedrooms, three with fitted storage, including a main bedroom with en-suite shower & wash basin, plus a family bathroom
- Mature, well-established west-facing rear garden stretching out behind the house, with summer house & beautiful sunset evenings
- Ample driveway parking / EPC: D / Council Tax Band: G

Local Authority
Woking

Council Tax Band
G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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TOTAL FLOOR AREA : 159.0 sq.m. (1711 sq.ft.) approx.

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