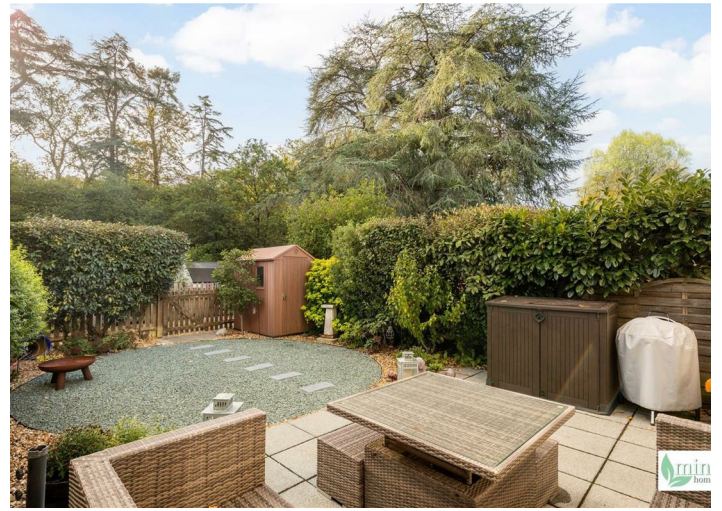


11 St. Nicholas Crescent
Pyrford
Woking
GU22 8TD





11 St. Nicholas Crescent

£760,000

An elevated position, a welcoming community and a wonderfully relaxed pace of life set the scene at St Nicholas Crescent. Within this gated development, tennis courts, leafy walks and places to pause sit alongside a townhouse offering flexible accommodation and its own private courtyard garden.

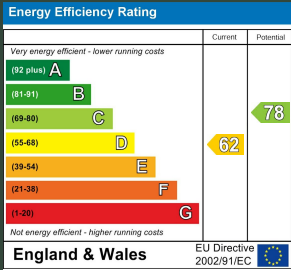
Life. Leisure. Landscape.

- Elevated townhouse within the gated St Nicholas Crescent community, part of the historic Rowley Bristow development
- Light-filled living & dining room with patio doors to the courtyard garden & separate cloakroom
- Separate, well-appointed Mackintosh kitchen with high-end integrated appliances, peninsula breakfast bar & leafy views
- Refurbished interiors, with updates to the kitchen, bathrooms, flooring, heating & internal doors
- Three bedrooms, with built-in storage to two & en-suite shower room to the principal bedroom
- Part-converted original double garage, retaining a single garage, utility room & flexible additional living/study space
- Private, low-maintenance courtyard garden with gated access to around 20 acres of shared grounds
- Two tennis courts, dog-walking routes, places to relax & a friendly, multi-generational community
- Driveway parking for two to three cars, EV charging point, visitor parking & convenient access to Pyrford village amenities, Pyrford Primary School, West Byfleet station, the A3 & M25
- Self-managed residents' company, with the 2027 service charge anticipated at £1,161 per anm, inc upkeep of the communal grounds, lighting, gated entrance & tennis courts; EPC Rating: D & Council Tax Band: G

Local Authority
Woking

Council Tax Band
G

Directions



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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