



ALEXANDER RUMSEY
REAL ESTATE

Thorley Gardens, Pyrford, GU22

Guide Price £1,000,000

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NO CHAIN A rare opportunity to acquire a substantial detached family home occupying a prime position within one of Pyrford's most prestigious and highly sought-after residential roads. Offering generous accommodation, a mature rear garden, significant scope for enlargement (STPP), and the benefit of no onward chain, this is a property with exceptional long-term potential.

Situated within the ever-popular Thorley Gardens, this spacious four/ five-bedroom detached home presents an exciting opportunity to secure a property in one of Pyrford's most desirable locations. Having been lovingly maintained over the years, the property extends to approximately 2,134 sq ft, including the double garage, and offers an excellent opportunity for a purchaser to modernise, personalise and significantly extend, subject to the usual planning consents.

The welcoming entrance hall leads through to a generous dual-aspect living room measuring over 21ft, centred around an attractive feature fireplace and enjoying direct access to the rear garden via large sliding doors, allowing an abundance of natural light to flood the space. A separate dining room provides an ideal setting for formal entertaining, whilst the spacious kitchen/breakfast room overlooks the rear garden and offers ample space for everyday family living. Completing the ground floor is a versatile fifth bedroom, equally suited as a home office or playroom, together with a cloakroom/WC.

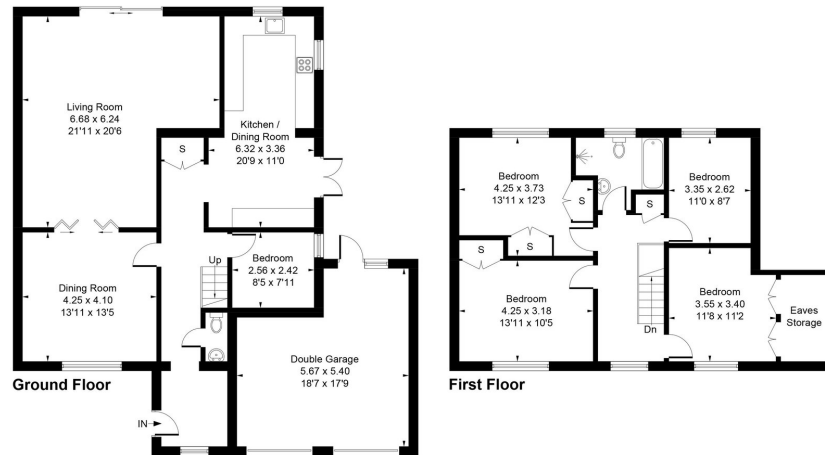
Upstairs, the property offers four well-proportioned bedrooms, some benefiting from fitted storage, along with a family bathroom and separate WC. The generous first-floor layout provides excellent flexibility and further potential for reconfiguration to suit a variety of family requirements.

Outside, the property enjoys a mature and private rear garden with established planting, creating a peaceful setting for outdoor entertaining and family enjoyment. To the front, a generous driveway provides ample off-street parking and leads to the double garage.

Homes within Thorley Gardens are rarely available, making this a truly rare opportunity to acquire a property in one of Pyrford's most established and desirable addresses. The generous plot and existing



Approximate Gross Internal Area (Excluding Eaves Storage) = 171.11 sq m / 1842 sq ft
 Double Garage = 27.12 sq m / 292 sq ft
 Total = 198.23 sq m / 2134 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.

- Prestigious Thorley Gardens location in the heart of Pyrford
- Spacious detached family home extending to approximately 2,134 sq ft
- Generous dual-aspect living room and separate dining room
- Double garage and ample driveway parking
- No onward chain
- Rare opportunity to acquire a home in this highly sought-after road
- Four bedrooms plus versatile ground floor fifth bedroom/study
- Mature, private rear garden with established planting
- Significant scope to extend (STPP)
- Close to West Byfleet High Street, mainline station and excellent local schools



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