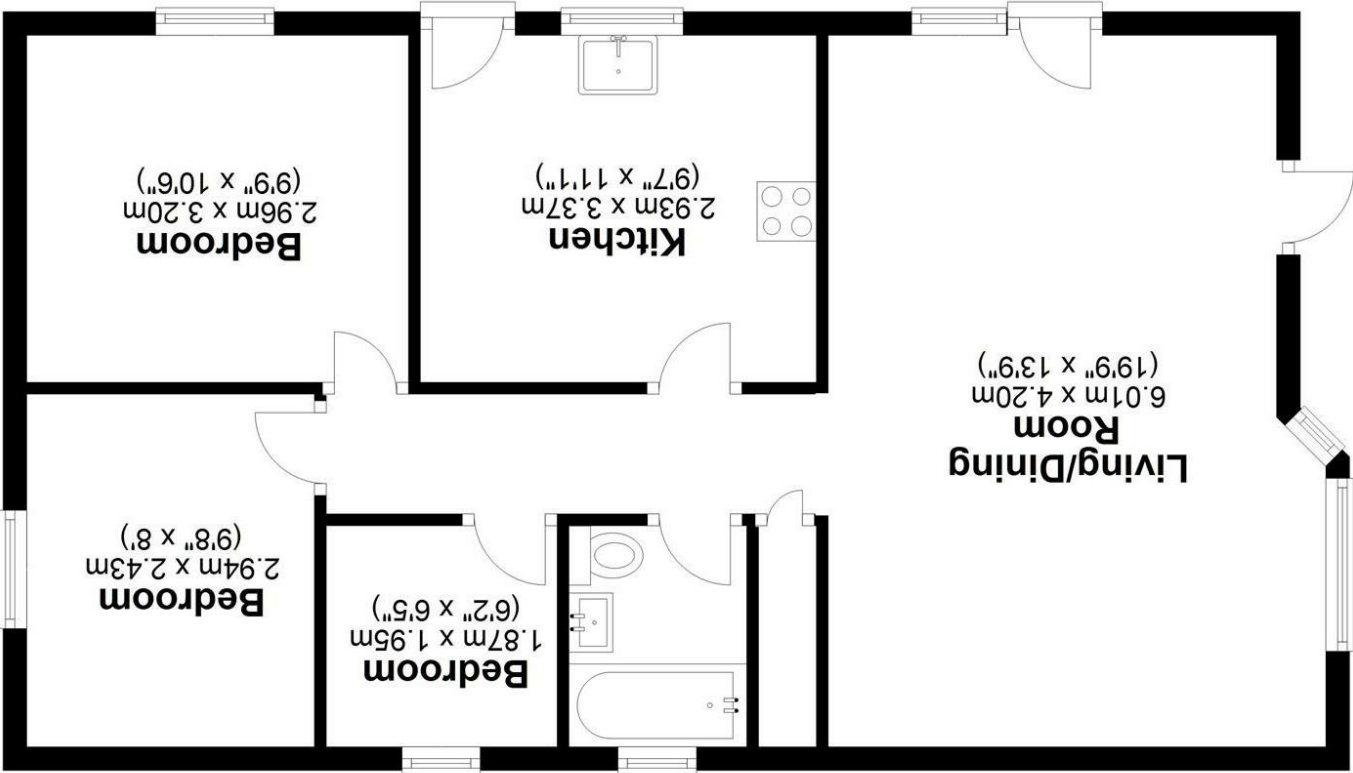


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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current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



**Ground Floor**  
Approx. 64.6 sq. metres (695.3 sq. feet)

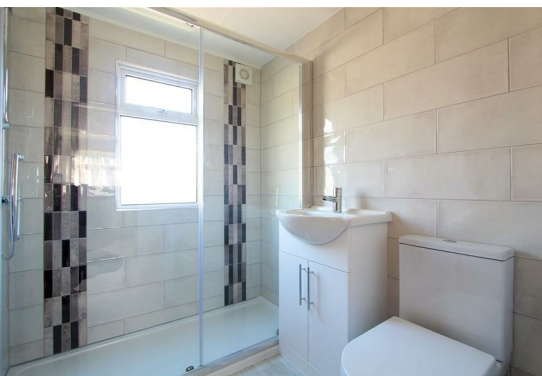
Total area: approx. 64.6 sq. metres (695.3 sq. feet)



55 Warren Farm Park Home Warren Lane, Pyrford, Surrey, GU22 8XG  
Offers Over £200,000

Leasehold





## 55 Warren Farm Park Home Warren Lane

Pyrford, GU22 8XG



### Features

- NO CHAIN
- Modernised throughout
- Modern kitchen
- 2 Double bedrooms
- CASH BUYERS ONLY
- Modern shower room
- Large living/dining room
- 1 allocated parking space

### CASH BUYERS ONLY!

The 3 bedroom property is located at Warren Farm, a popular tranquil site with no age restrictions, surrounded by open countryside and the Wey Navigation canal creating plenty of walking opportunities.

Recently modernised throughout, boasting a large living/dining room with door out, a modern shower room, a modern kitchen with side door and 3 bedrooms. Outside, there is hard landscaping surround the property for low maintenance and an allocated parking space.

Noteworthy features include gas central heating with mains gas supply, double glazed windows and doors.

Park maintenance & service charges - £198 PCM

### Local Area

The village of Pyrford offers an eclectic range of shops for everyday needs. West Byfleet is approximately 2 miles away and has a large Waitrose and a wide range of individual shops, coffee shops and restaurants. The vibrant cosmopolitan town of Woking with its wealth of history is approx. 3 miles away, perfect for those wishing to commute to London, with direct trains to London Waterloo (28 minutes). The town centre offers a wide range of shops, restaurants and recreational facilities.

The surrounding picturesque countryside is ideal for walking, cycling and riding. West Byfleet, Woking and Pyrford Golf Courses all within close proximity to the property. The area is renowned for its excellent range of both state and independent schools and include; West Byfleet Infant & Primary schools, Pyrford Primary, The Marist, Hoe Bridge, Halstead, Royal Grammar School, Guildford High and Tormead.

### Directions

From the West Byfleet office head south to the traffic lights, continue onto Pyrford Road for approximately 2 miles, then turn left on the bend into Warren Farm Home Park, the property after the left bend on the right hand side.

