

Total area: approx. 146.0 sq. metres (1571.7 sq. feet)



First Floor
Approx. 70.0 sq. metres (753.5 sq. feet)



Ground Floor
Approx. 76.0 sq. metres (818.1 sq. feet)

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



134 Lovelace Drive, Pyrford, Surrey, GU22 8RZ
Price Guide £950,000

Freehold



134 Lovelace Drive

Pyrford, GU22 8RZ



Council Tax: G

Features

- Light & modern home
- 4 double bedrooms
- Modern family bathroom
- Garage & drive
- Short walk to school & shops
- Open plan layout
- Master en-suite
- 2 reception rooms
- Further scope to extend STPP
- Close to 2 mainline stations

A superbly light and bright detached family home located within the ever-popular Lovelace Drive area, just a short walk to shops, an excellent school and within each reach of 2 mainline stations in West Byfleet and Woking.

Entry to a light hallway with under stairs cupboard, continue through to the fantastic open plan set up to the rear comprising of a family area with sliding patio door out to the garden, a dining area with a large picture frame window offering wonderful views of the garden and a modern kitchen. The kitchen is fitted with a range of base and eye level units finished with a composite worktop and integrated appliances. From here is a ground floor W/C and internal access to the garage.

The first floor offers 4 double bedrooms; the master bedroom benefits from fitted wardrobes, a dual aspect and an en-suite shower room. Bedroom 2 is front aspect and with built-in wardrobes, bedroom 3 has a rear aspect and bedroom 4 is front aspect with a custom fitted desk and wardrobe.

Outside the property has a smart front garden with driveway for 2 cars, garage, side access to a large private rear garden with a patio area off the house and to the bottom of the garden for dining/entertaining.

Local Area

The village of Pyrford offers an eclectic range of shops for everyday needs. West Byfleet is less than a mile 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 less than three 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. For more extensive facilities, the historic town of Guildford is about eight miles away and provides a full range of shops, restaurants and recreational facilities including G Live, The Electric Theatre and The Yvonne Arnaud Theatre.

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 our West Byfleet office on Madeira Road, turn left onto Sheerwater Road and right at The Marist mini-roundabout onto Old Woking Road, continue 0.6 miles then turn left into Lincoln Drive, then turn left onto Lovelace Drive, No 134 is on the left hand side.

