

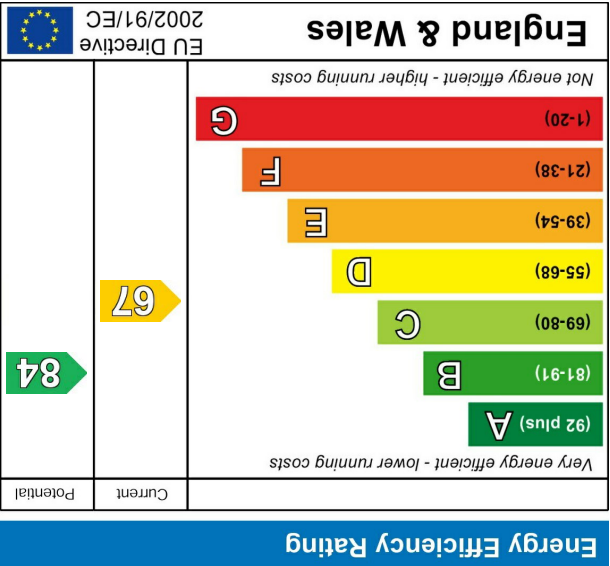
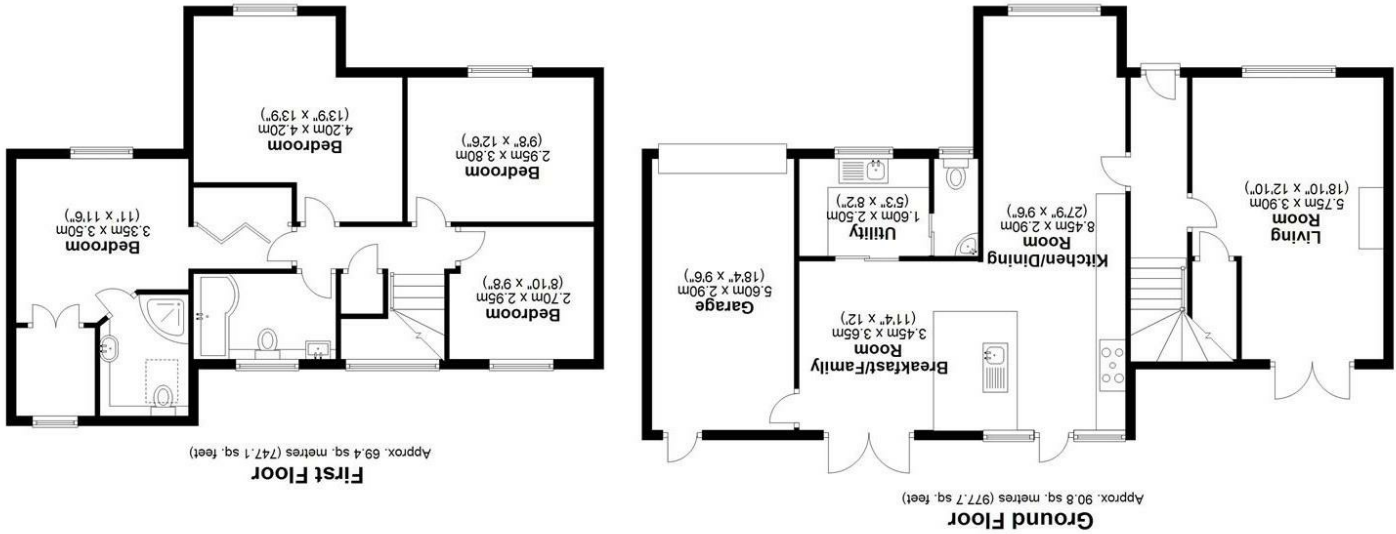
West Byfleet Office:
57a Station Approach, West Byfleet, KT14 6NE
Email: westbyfleet@waterfalls.co.uk
Tel: 01932 355355

Woking Office:
44 Commercial Way, Woking, GU21 6HW
Email: woking@waterfalls.co.uk
Tel: 01483 773773

Lettings Office:
44 Commercial Way, Woking, GU21 6HW
Email: lettings@waterfalls.co.uk
Tel: 01483 745004

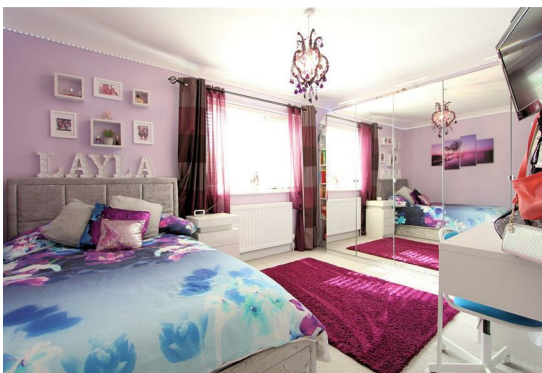
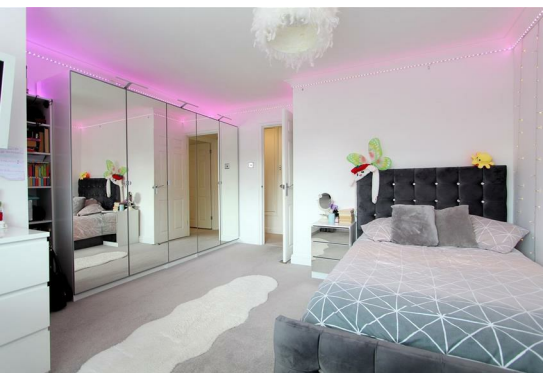
These particulars, whilst believed to be accurate are set out in good faith as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on any text, plans or photographs within them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy and must confirm for themselves that any services or facilities are in good working order. No person in the firm's employment has the authority to make or give any warranty in respect of the property. Copyright © Waterfalls Sales & Lettings. All Rights Reserved.

Total area: approx. 160.2 sq. metres (1724.8 sq. feet)



17 Wexfenne Gardens, Pyrford, Surrey, GU22 8TX
Price Guide £950,000

Freehold



17 Wexfenne Gardens

Pyrford, GU22 8TX



Council Tax: G

Features

- Detached family home
- 4 Double bedrooms
- Living room
- Modern family bathroom
- Driveway parking
- Open plan kitchen/dining/family area
- Modern kitchen
- Master en-suite
- Garage
- Good school and close the shops

A house with the WOW factor - Remodelled and updated by the current owners creating a stunning detached family home, nestled within a quiet cul-de-sac backing onto woodlands and just a short walk to Pyrford village shops and school.

Upon entry to the property is a light hallway with door into the "hub of the house"- the magnificent open plan kitchen/dining/family area with Porcelain tiles throughout for a sleek finish. The kitchen is fitted with high gloss finish units, Quartz worktops and island with breakfast bar which form the centre point of the room plus door out to the garden. Integrated appliances include dishwasher, double oven, gas hob and fridge freezer. The dining area is to the front and a breakfast/family area to the rear with French doors out to the garden. There is a utility room with WVC and integral garage access from the family area. There is a large living room that enjoys a dual aspect front to back, with French doors leading to the garden and an under stairs cupboard.

The first floor comprises a master bedroom with plenty of wardrobe space and an en-suite shower room, three further double bedrooms and a smartly fitted modern family bathroom with shower over the bath. There is also an airing cupboard off the landing.

Outside the property, is a front garden and driveway with parking for 2 cars, an integral garage (where the boiler is located), side access to the rear garden which is mainly lawn backing on to woodlands, mature borders with a large decking area and smaller patio area for entertaining/dining.

It's also worth noting that there is approved planning -PLAN/2020/0615 | Erection of first floor side extension (amended plans rec'd 03.09.2020)

Local Area

The village of Pyrford offers an eclectic range of shops for everyday needs. West Byfleet is approx. 1 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 (31 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 office on Station Approach head to the traffic lights and go straight across. onto Pyrford Road. Follow the road for approx. 1 mile where Wexfenne Gardens will be found on the left hand side. The property can be found in the last left hand side cul-de-sac.

