



BIRCH GROVE

PYRFORD

## Birch Grove, Pyrford

Situated in one of the area's most prestigious cul-de-sacs, backing onto West Byfleet golf course, an imposing 5 bedroom detached family home (extending to 2713 sq ft) boasting superb room proportions throughout.

This house has recently been fully refurbished by the current owners with the accommodation comprises a welcoming and spacious entrance hall with a galleried landing, cloakroom, study/snug, separate dining room, excellent size dual aspect lounge, impressive kitchen/breakfast room and utility room. To the first floor there is a lovely double aspect master bedroom featuring an ensuite. The spacious guest bedroom also features an ensuite shower room whilst the other three bedrooms are serviced by the family bathroom. The property on the outside benefits from an in/out driveway that provides extensive parking, and leads to the double garage. One of the most appealing attributes of this property is the beautifully maintained and established rear garden that is well secluded, has been cherished and well cultivated over the years.

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## ACCOMMODATION & SPECIFICATION

5 bedrooms – 2 reception rooms – 3 bathrooms





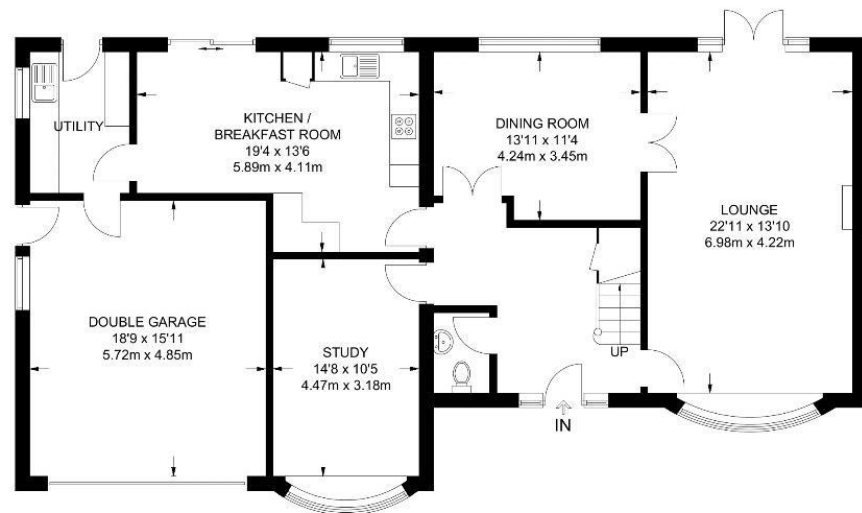
## LOCATION

The property boasts a spectacular position backing onto West Byfleet Golf Course, and is halfway between Woking and West Byfleet Centres. The train stations from here take around half an hour to reach Waterloo. The A3 and M25 (Junction 10) is about 3 miles providing fast access to London, the south and Heathrow and Gatwick airports. The area in general is served well with an excellent selection of schools for all ages both in the private and state sectors. The county town of Guildford lies some 8 miles to the south with its extensive range of shops, cafes, restaurants, theatre, cinema complex and the Spectrum leisure centre. There are excellent golf courses at Pyrford, West Byfleet and Woking.

APPROXIMATE FLOOR AREA = 2713 SQ FT / 252.0 SQ M  
(INCLUDES GARAGE)



FIRST FLOOR



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PRESTIGE HOMES



# Seymours

PRESTIGE HOMES

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