

Seymours

Pyrford Road
Pyrford, GU22 8UR

£360,000 Guide Price



Property details

- 2 bedrooms
- 2 bathrooms
- EPC Rating C
- 1260 sq. ft
- West Byfleet 1.9 miles

An outstanding and spacious 2 double bedroom penthouse apartment approached via an avenue of trees through electric security gates. This prestigious property sits within approximately 7 acres of landscaped grounds and offers an impressive 1260 sq ft of elegant living space.

Internally the property offers a large living room with fireplace and Juliet balcony, a separate fully fitted kitchen, 2 double bedrooms, a family shower-room and an en-suite 4 piece bathroom to bedroom 1. There are many special attributes to this apartment including inset ceiling lights, hardwood floors, individual video entry systems and a garage in a nearby block.

Pyrford Place is a quality development on the banks of the River Wey. Set amidst greenbelt countryside on the edge of Pyrford, it was built by Arcadia in the mid 1990s as 15 elegant apartments finished to a high specification. The grounds incorporate formal gardens, reputedly designed by Gertrude Jekyll and also a residents' tennis court. They are surrounded by the river, three excellent golf courses and Wisley Gardens. West Byfleet village centre and mainline train station (trains reaching London Waterloo in about 30 minutes) is nearby as well as excellent road links to the A3 and the M25.

Transport Links
West Byfleet 1.9 miles
Byfleet and New Haw 2.47 miles
Woking 2.78 miles

Schooling Facilities
Primary
Pyrford Church of England Aided Primary School
Ripley CofE Primary School
St Mary's CofE Controlled Primary School, Byfleet

Secondary
Fullbrook School
The Park School

Council tax band: G
Local authority: Woking
Tenure: Leasehold

Viewings
By appointment only
01932 354494 / sales@seymours-westbyfleet.co.uk





Set within approximately 7 acres of stunning grounds

Approached via an avenue of trees through electric security gates

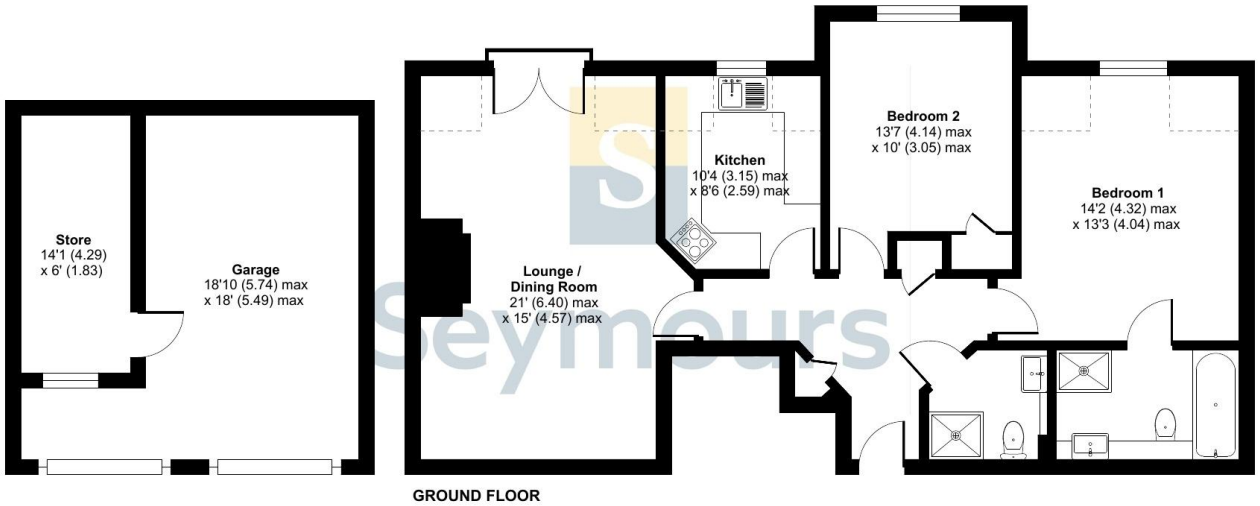




Floorplan

Approximate Area = 1196 sq ft / 111.1 sq m (includes garage)
Limited Use Area(s) = 64 sq ft / 5.9 sq m
Total = 1260 sq ft / 117 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR







Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Seymours Estate Agents. REF: 921498

West Byfleet office Seymours Estate Agents, West Lodge, Station Approach, West Byfleet, Surrey, KT14 6NG
01932 354494 / sales@seymours-westbyfleet.co.uk / seymours-estates.co.uk

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