

CHESTER COURT

PYRFORD WOODS •

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WOOD RIDING, PYRFORD WOODS, SURREY, GU22 8RH

CHAIN FREE Tucked away at the end of a quiet and highly sought-after cul-de-sac, this attractive 5 bedroom detached family home extends to approximately 2,628 sq ft and offers spacious, well-balanced accommodation throughout. The property enjoys a beautifully maintained and completely secluded rear garden, together with the benefit of an attached double garage. The ground floor features a welcoming and spacious entrance hall, a superbly proportioned living room, a separate family room, and an impressive kitchen/breakfast room, with utility room adjacent, that flows seamlessly into a generous dining room, creating an excellent space for both family life and entertaining. Upstairs, the master bedroom benefits from a luxurious en-suite bathroom. The remaining 4 bedrooms are served by a well-appointed family bathroom. To the front, a substantial driveway provides extensive off-street parking and leads to the attached double garage. Gated side access leads to the delightful rear garden, which is predominantly laid to lawn and complemented by a superb patio area, ideal for outdoor dining and entertaining. Offering exceptional versatility, the property also benefits from bespoke fitted study furniture within the fifth bedroom, making it an ideal home office. In addition, the dining room could easily be separated from the kitchen if desired, providing flexible living arrangements to suit a variety of lifestyles, including multi-generational living or enhanced work-from-home requirements.



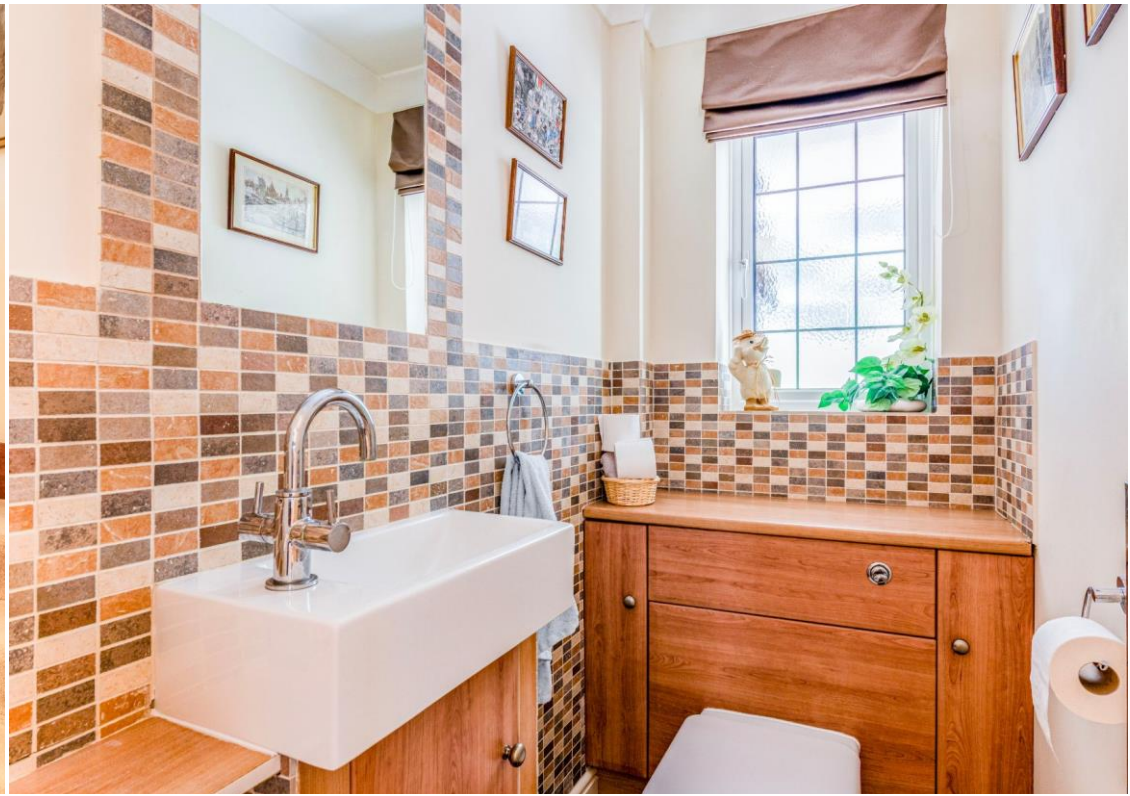
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ACCOMMODATION & SPECIFICATION

5 | 2 | EPC rating D | 2628 sq ft | West Byfleet 1.2 mile























LOCATION

This prestigious property is tucked away in a quiet cul-de-sac, and enjoys a convenient location for commuters, being within 1 mile of West Byfleet mainline train station which provides access to London/Waterloo (journey time about 30 minutes), and easy road access to M25 and A3. The local area is also well served with both state and private schools within easy reach and pick up points to other popular schools further afield, along with several excellent golf courses. The county town of Guildford lies some 8 miles to the south with its extensive range of shops, cafes, restaurants, theatre, cinema complex, the Spectrum leisure centre and mainline station. Just a couple of miles away is the site of the famous Brooklands motor racing circuit, now home to museum and aircraft displays and the new Mercedes World Centre. For a comprehensive range of shopping amenities, a retail park with Marks & Spencer and Tesco amongst others is close by. The area in general provides excellent walking and riding and the RHS at Wisley and Papercourt Sailing Club is just 3 miles away. The Byfleet Lawn Tennis Club and Nuffield Health West Byfleet Fitness & Wellbeing Gym are also located within half a mile away.







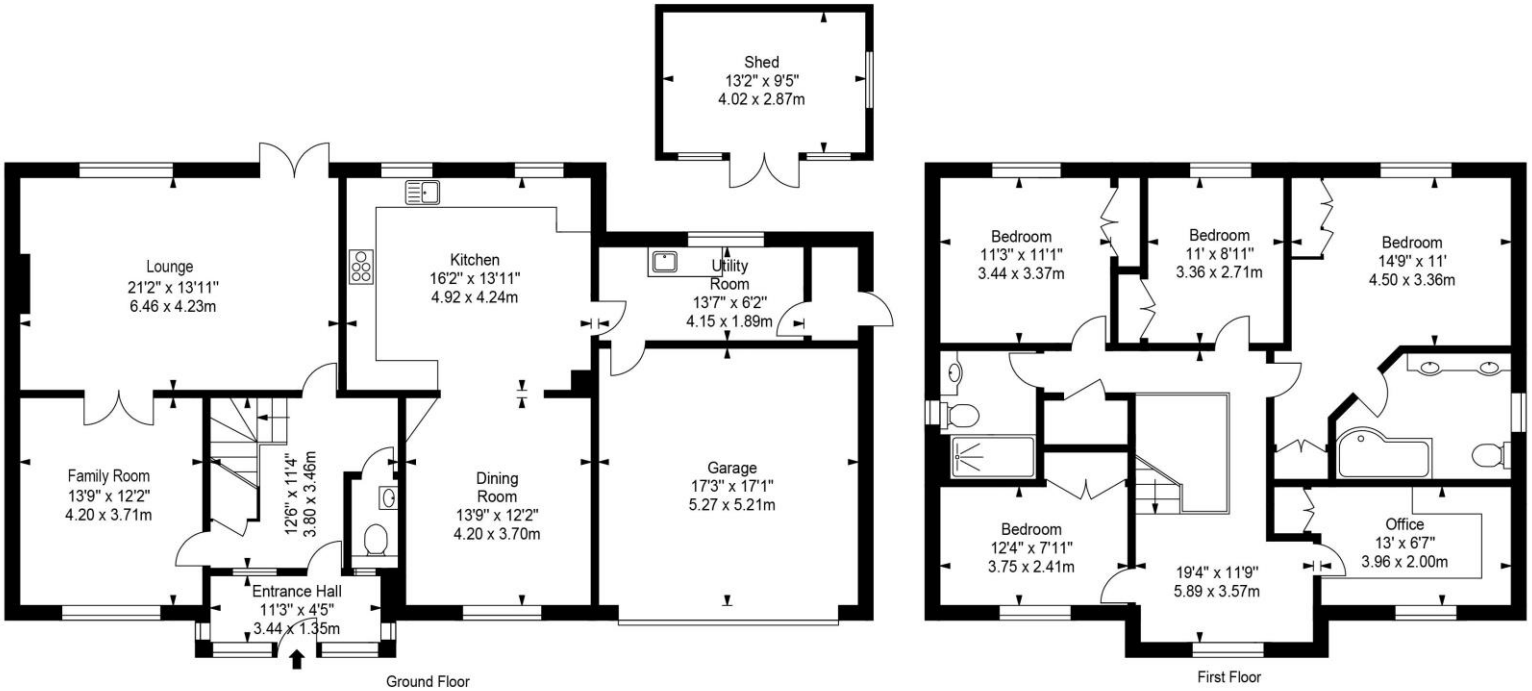




Approx. Gross Internal Area 2,628 sq ft - 244.14 sq m

For identification only - Not to scale

(Including Garage)



Every attempt is made to assure accuracy, however
measurements are approximate and for illustrative purposes only. Not to scale.

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