



Rowley Close
Pyrford, Surrey, GU22 8TA
£465,000 Asking Price

Property details

-  2 bedrooms
-  2 baths
-  EPC Rating C
-  753 sq. ft
-  West Byfleet 1.9 miles

A well-presented and modern terraced house offering spacious and versatile accommodation throughout, making an ideal home for couples, small families, first-time buyers or anyone looking for a comfortable property with excellent outdoor space.

At the heart of the home is a large living/dining room, providing a bright and versatile area that can easily accommodate comfortable seating and a dining table. The property benefits from a separate kitchen, creating a dedicated and practical cooking space while allowing the main living/dining area to remain spacious and uncluttered. The separate layout is ideal for modern living, offering a clear distinction between the kitchen and the main reception space.

Upstairs, there are two well-proportioned double bedrooms, with the master bedroom benefiting from its own en-suite shower room. The second double bedroom is also generously sized and offers plenty of flexibility, whether used as a bedroom, guest room, home office or additional living space. In addition to the master en-suite, the property has a further main bathroom, providing excellent facilities for residents and guests.

To the rear of the property is a lovely garden, offering a private outdoor space that is ideal for relaxing, entertaining, enjoying al fresco dining or simply making the most of the warmer months. The garden provides a pleasant extension of the living accommodation and offers plenty of potential for those who enjoy spending time outdoors.

The property also benefits from residents' parking, providing convenient parking close to the property and adding an important practical advantage, along with an EV charger point.

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: Tax band E

Local authority: Woking Borough Council

Tenure: Freehold

Viewings

by appointment only
[01932 354494 / westbyfleet.admin@seymours-wba.co.uk](mailto:01932_354494_westbyfleet.admin@seymours-wba.co.uk)

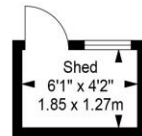


Well-presented

Residents parking

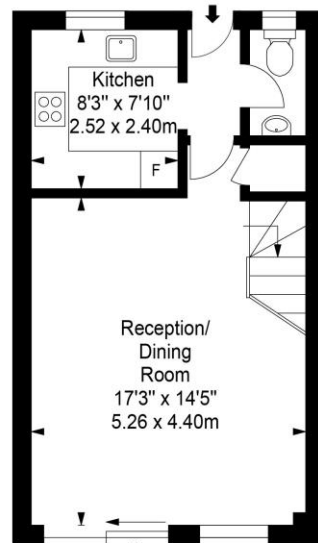


Floorplan

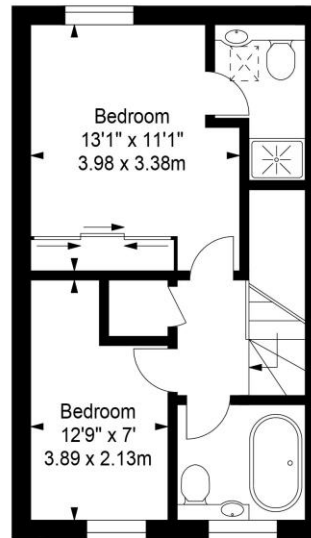


Approx. Gross Internal Area 753 sq ft - 69.92 sq m

For identification only - Not to scale

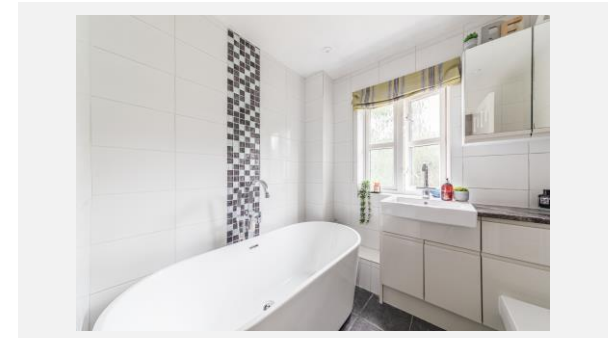
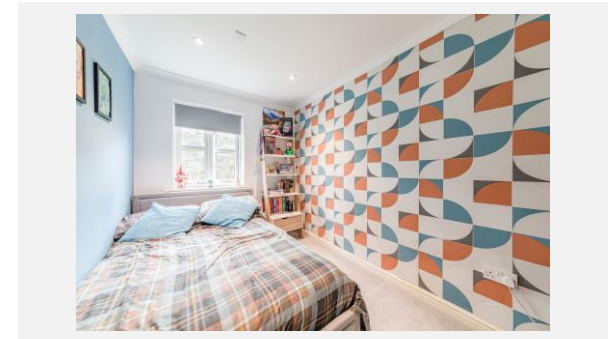


Ground Floor



First Floor

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



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



The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.