

Seymours

Rowley Close
Pyrford, Surrey, GU22 8TA

£445,000 Offers Over

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. A £110 pcm maintenance charge covers the upkeep of the private road, communal gardens and front lawns, helping to keep the surrounding areas beautifully maintained year-round.

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





Well-presented

Residents parking

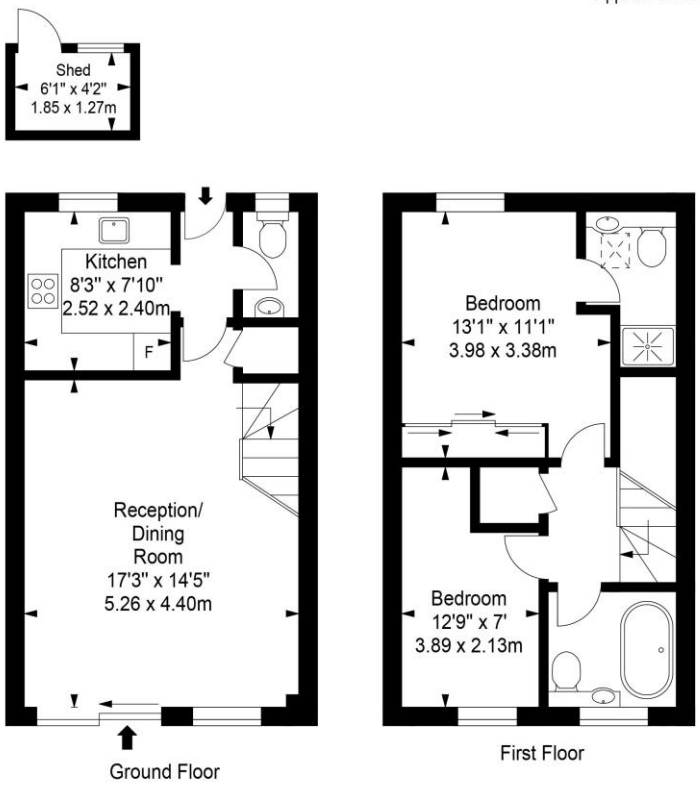




Floorplan

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

For identification only - Not to scale



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







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