



Old Woking Road
Pyrford, Surrey, GU22 8PD

£450,000 Guide Price

Property details

-  2 bedrooms
-  2 baths
-  EPC Rating D
-  841 sq. ft
-  West Byfleet 1.1 miles

Offered to the market with no onward chain and set within a secluded 0.17-acre private garden, this magnificent 2 bedroom first-floor maisonette, built by the renowned W G Tarrant, boasts an abundance of character and charm. The property benefits from its own private entrance leading into a welcoming hallway, a well-proportioned kitchen/breakfast room, and a bright and airy triple-aspect living room enjoying views over the gardens. The spacious master bedroom features a W/C and built-in wardrobes, complemented by a second bedroom and family bathroom. Externally, the property benefits from a substantial private garden extending to approximately 0.17 acres, while a shared gravel driveway provides access to the garage and extensive parking. The property is offered with a 'Share of the Freehold'.

This desirable property is conveniently located within easy reach of both Woking and West Byfleet mainline stations, offering fast and frequent services to London Waterloo (approximately 30 minutes). Road connections are excellent, with the A3 and M25 (Junction 10) approximately 3 miles away, providing swift access to London, the South Coast, and both Heathrow and Gatwick airports. The area is renowned for its excellent selection of schools, both state and independent, catering to all age groups. West Byfleet village offers amenities such as Waitrose and Costa Coffee, while Woking town centre provides a broader range of shops, restaurants, and leisure facilities. For a more extensive retail and cultural experience, the historic county town of Guildford lies just 8 miles to the south, offering an array of shops, cafes, restaurants, a theatre, cinema

complex, and the renowned Spectrum leisure centre. Golf enthusiasts are well served with courses at Pyrford, West Byfleet, and Woking.

Transport Links

West Byfleet 1.1 miles
Woking 2.1 miles
Byfleet & New Haw 2.7 miles

Schooling Facilities

Primary
The Marist Catholic Primary School
West Byfleet Junior School
Pyrford Church of England Aided Primary School

Secondary
Fullbrook School
The Bishop David Brown School

Council tax band: Tax band D

Local authority: Woking Borough Council

Tenure: Leasehold

Viewings

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

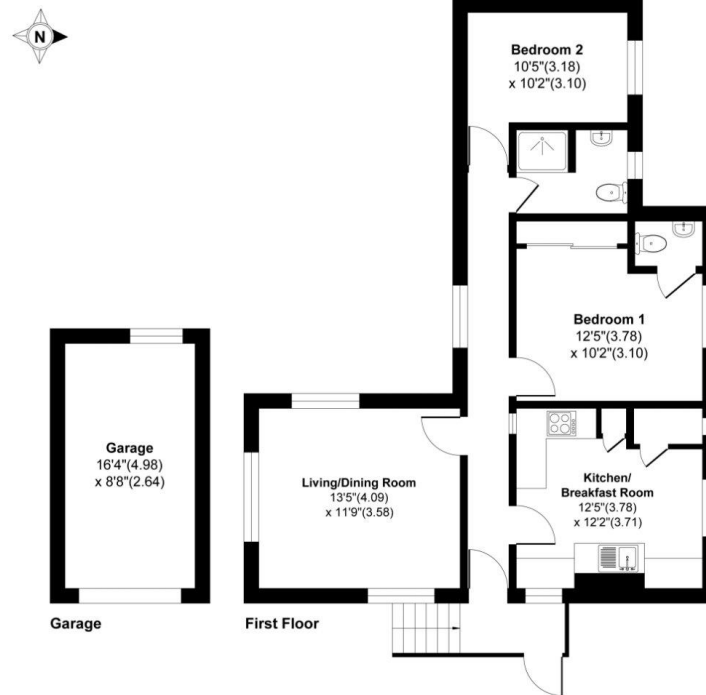


NO ONWARD CHAIN

Secluded 0.17-acre private garden



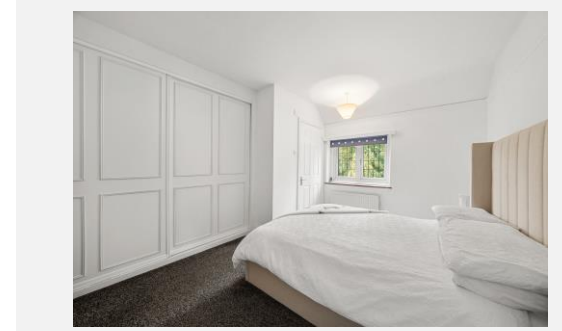
Floorplan



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), Produced for Seymours Estate Agents by FJcam Productions.



Old Woking Road, Pyrford, GU22
Approximate Area = 699 sq ft / 64.93 sq m
Garage Area = 142 sq ft / 13.19 sq m
Total Area = 841 sq ft / 78.12 sq m
For Identification Only - Not to scale



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