

BLACKDOWN AVENUE

PYRFORD • SURREY

Blackdown Avenue

Pyrford, Surrey, GU22 8QH

Set within a beautifully maintained and secluded ¼ acre plot, and located in a sought-after private road, this tastefully appointed 5-bedroom detached character home offers excellent proportions and a versatile layout throughout.

The impressive double-aspect living room features a stunning Inglenook fireplace and attractive bay window seat, complemented by a separate dining room and a modern, comprehensively fitted kitchen/breakfast room. Off the inner lobby is a hugely practical and spacious utility room. At the rear of the house, the versatile sitting room provides an excellent additional reception space, ideal for use as a games room, family room or cinema room, with the added benefit of direct access to the rear garden.

Upstairs, there are 5 spacious bedrooms. The generous double-aspect principal bedroom benefits from a luxurious en-suite shower room and double doors, with the potential to create a Juliet balcony by adding a glass balustrade. The guest bedroom features a large walk-in wardrobe and an en-suite shower room, while the remaining 3 bedrooms are served by the family bathroom.

Outside, the property has been cleverly designed to provide a variety of attractive spaces for enjoying the gardens throughout the year, including a large summer house and Pergola . To the front, an extensive brick-paved driveway provides parking for up to five cars and leads to the integral double garage. Gated side access opens onto the outstanding, beautifully manicured rear gardens.



CONTACT: VINCE
SEYMOURS ESTATE AGENTS, WEST LODGE, STATION APPROACH,
WEST BYFLEET, SURREY, KT14 6NG

01932 354494
WESTBYFLEET.ADMIN@SEYMOURS-WBA.CO.UK








CHIPSTEAD









ACCOMMODATION & SPECIFICATION

5 | 3 | EPC rating D | 2677 sq ft | West Byfleet 1.2 mile























LOCATION

Situated in an attractive and highly sought-after private road, the property is approximately one mile from West Byfleet station, which provides a journey time of around 30 minutes to London Waterloo. There is also convenient road access to both the M25 and A3. West Byfleet village offers an excellent range of everyday shopping, including Waitrose, alongside a good selection of doctors, dentists and other healthcare services. There is also a lovely choice of coffee shops, restaurants and leisure activities. The area is well served by both state and private schools, with convenient pick-up points for several popular schools further afield. Golfers are also well catered for, with several excellent courses within easy reach.

The county town of Guildford is approximately eight miles to the south, offering an extensive range of shops, cafés and restaurants, together with a theatre, cinema complex, Spectrum leisure centre and mainline railway station.

Just a couple of miles away is the famous Brooklands motor racing circuit, now home to the Brooklands Museum, aircraft displays and Mercedes-Benz World. A nearby retail park provides further shopping amenities, including Marks & Spencer and Tesco. The surrounding area offers excellent opportunities for walking and riding, while RHS Garden Wisley and Papercourt Sailing Club are both approximately three miles away. Byfleet Lawn Tennis Club and Nuffield Health Gym are also conveniently located within half a mile.





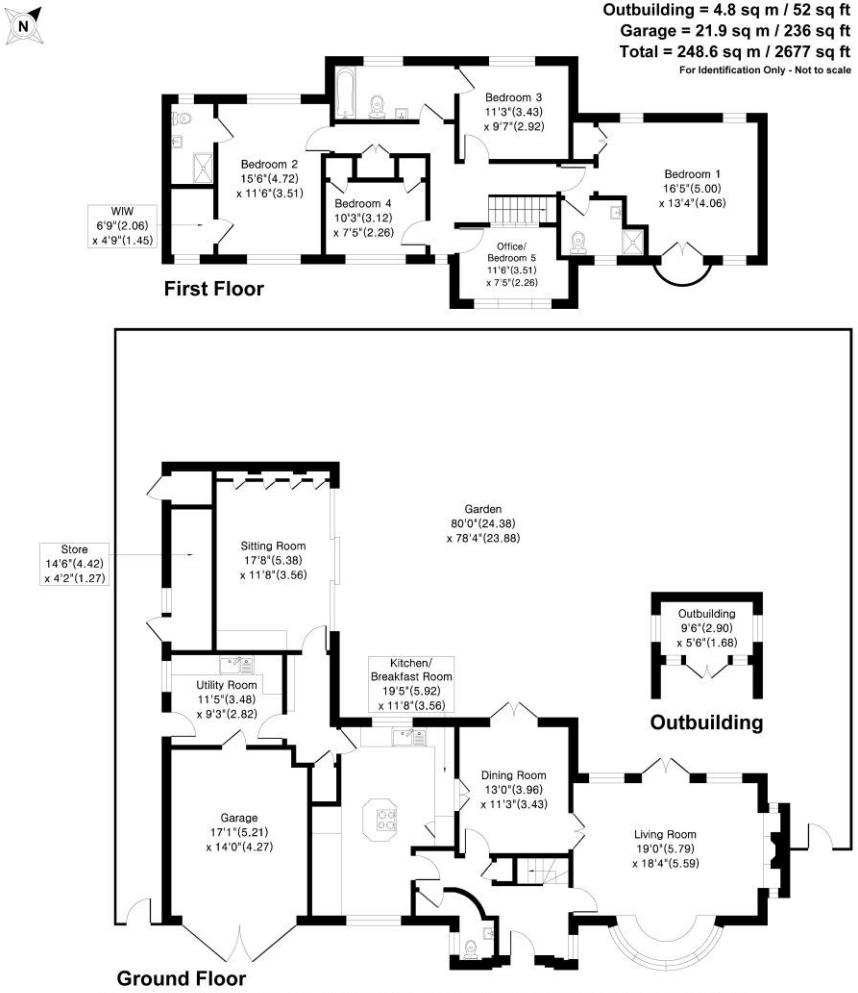






Chipstead, Blackdown Avenue, Pyrford, Surrey, GU22

Approximate Gross Internal Area = 221.9 sq m / 2389 sq ft
Outbuilding = 4.8 sq m / 52 sq ft
Garage = 21.9 sq m / 236 sq ft
Total = 248.6 sq m / 2677 sq ft
For Identification Only - Not to scale



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.

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

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