

Seymours

# Lingcroft, Pyrford Road
# West Byfleet, Surrey, KT14 6QS

£350,000 Asking Price



## Property details

- 2 bedrooms
- 1 baths
- EPC Rating E
- 824 sq. ft
- West Byfleet 0.5 miles

A spacious and well-proportioned 2 bedroom first floor maisonette, offering comfortable accommodation and a practical layout throughout. The property would make an ideal purchase for first-time buyers, couples, small families or buy-to-let investors.

Upon entering the property, stairs lead up to a good-sized hallway, providing access to the accommodation. The hallway offers a welcoming entrance and leads through to a well-sized reception room, providing an excellent space for both relaxing and entertaining.

The property further benefits from 2 bedrooms, offering flexible accommodation, whether required as sleeping space, a guest room or home office. There is also a separate bathroom, conveniently positioned away from the main living areas, along with the added benefit of a separate utility room, providing useful additional space for laundry and household storage.

Externally, the property benefits from parking, adding further convenience for residents.

**Train Transport Links**
West Byfleet 0.5 miles
Byfleet and New Haw 1.53 miles
Woking 2.52 miles
Weybridge 2.83 miles

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

Secondary
Fullbrook School

**Council tax band:** Tax band C
**Local authority:** Woking Borough Council
**Tenure:** Share of Freehold

**Viewings**
by appointment only
01932 354494 / westbyfleet.admin@seymours-westbyfleet.co.uk





Well-proportioned

The property benefits from parking

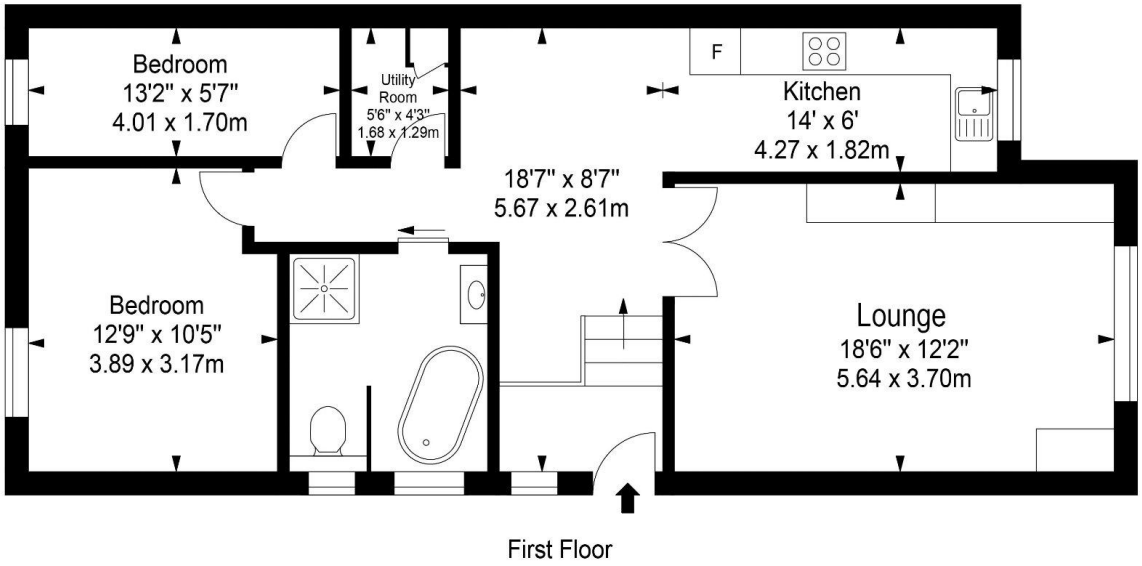




## Floorplan

Approx. Gross Internal Area 824 sq ft - 76.51 sq m

For identification only - Not to scale




First Floor

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







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